



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

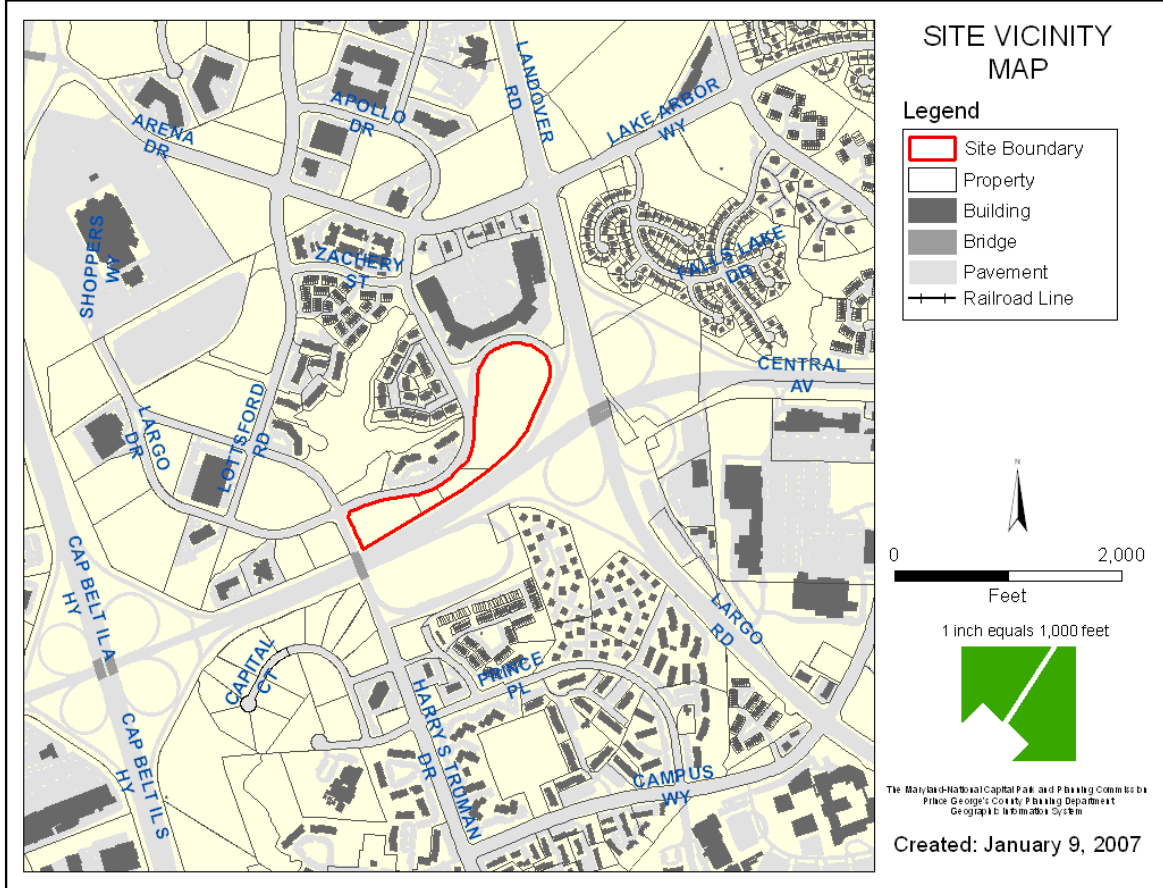
## Basic Plan Amendment

## A-9280-81-10

Application	General Data	
<b>Project Name:</b> The Crescent at Largo Town Center  <b>Location:</b> Northwest of the intersection of Landover Road (MD 202) and Central Avenue (MD 214).  <b>Applicant/Address:</b> Largo Crescents, LLC 10100 Business Parkway Lanham, MD 20706  <b>Property Owner:</b> Same as applicant	Planning Board Hearing Date:	07/18/13
	Staff Report Date:	07/02/13
	Date Accepted:	04/19/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	18.01
	Zone:	M-A-C
	Gross Floor Area:	N/A
	Lots:	N/A
	Parcels:	4
	Planning Area:	73
	Tier:	Developing
	Council District:	06
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	201NE09

Purpose of Application	Notice Dates	
To amend the approved basic plan to permit 425-500 high-density multifamily and single-family townhouse (attached) dwellings.	Informational Mailing	12/04/12
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Jimi Jones <b>Phone Number:</b> 301-952-3411 <b>E-mail:</b> Jimi.Jones@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
		X	



July 2, 2013

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

FROM: Jimi Jones, Zoning Supervisor, Development Review Division

SUBJECT: **Basic Plan Amendment No. A-9280-81-10**  
**The Crescent at Largo Town Center**

REQUEST: To amend the approved basic plan to permit 425–500 high-density multifamily and single-family townhouse (attached) dwellings.

RECOMMENDATION: **DISAPPROVAL**

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NOTE:

The Planning Board has scheduled this application for a public hearing on the agenda date of July 18, 2013. The Planning Board also encourages all interested persons to request to become a person of record for this application.

Requests to become a person of record should be made in writing and addressed to The Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

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## FINDINGS:

### A. Location and Field Inspection:

The subject property, Parcels 1–4, Block B, of the Largo Town Center is located on the northwest corner of Landover Road (MD 202) and Central Avenue (MD 214). The site is currently undeveloped. Parcel B consists of 18 acres.

### B. Neighborhood and Surrounding Uses:

The property is surrounded by the following uses:

- North—** Across Largo Center Drive are the Largo Center Apartments, The Towns of Lake Largo townhouse development, and Lake Largo Park in the Major Activity Center (M-A-C) Zone;
- East—** Largo Center Drive and across Largo Center Drive is a shopping center in the M-A-C Zone;
- South—** Central Avenue (MD 214);
- West—** Harry S Truman Drive and across from Harry S Truman Drive is a commercial and office property in the Mixed Use–Infill (M-U-I) Zone.

The subject property is located in a neighborhood defined by the following boundaries:

- Arena Drive on the north;
- Central Avenue (MD 214) on the south;
- Landover Road (MD 202) on the east; and
- The Capital Beltway (I95-495) on the west.

The subject site is located approximately one-half mile southeast of the Largo Town Center Metro Station. According to the 2002 *Prince George’s County Approved General Plan* (General Plan), this site is within the “edge” of the Largo Town Center Metropolitan Center.

### C. History:

**Original Basic Plan—**The original basic plan for Largo Town Center (LTC) contained two separate Zoning Map Amendments, A-9280 and A-9281. It was approved by the District Council when it adopted the 1978 sectional map amendment (SMA) for Largo-Lottsford, placing 175.1± acres in the M-A-C Zone (County Council Resolution CR-75-1978). Dwelling units were capped at 1,950 on 78 acres, and up to 2.3 million square feet of commercial space and 300,000 square feet of retail space were approved.

**Basic Plan Amendments—**Subsequently, several basic plan amendments have been approved that have slightly changed the maximum development levels and locations of land uses from the original basic plan. The following table contains a chronology of the basic plan amendments for Largo Town Center:

<b>LTC Basic Plan Amendment Actions</b>	<b>Date Approved</b>	<b>Purpose</b>
A-9280 A-9281	5/23/88	First LTC amendment slightly changed density and intensity to reflect several right-of-way takings through the intervening years (ZO 31-1988). Base dwelling units were revised from 780 to 774 on 74 acres, with the potential to add another increment of 1,170 dwellings through providing public benefit features. A total of 1,935 dwellings were approved, with a base density of 774 dwellings and public benefit increment factors adding approximately 1,170 dwellings. Commercial and retail space remained unchanged at a combined total of 2.3 million square feet. Included 12 conditions and 14 CDP considerations.
A-9280 A-9281	9/25/89	Second LTC amendment allowed gas stations as a permitted use (ZO 57-1989). Included the previous 13 conditions and 14 CDP considerations; retained same development potentials.
A-9280 A-9281	6/14/93	Third LTC amendment to allow senior housing on Parcel C (ZO 12-1993). Included 15 conditions and the 14 CDP considerations previously approved. Three conditions were added regarding Council review of uses on Parcel A and senior housing on Parcel C. Base dwellings were slightly adjusted (apparently due to rounding) to 780 units, with a public benefit increment factor adding 1,170 units for a maximum 1,950 dwellings.
A-9280 A-9281	10/5/93	Fourth LTC basic plan amendment was requested to increase retail by another 250,000 square feet while decreasing by like amount the office/commercial space. The application was held and never withdrawn.
A-9903-C	4/26/94	Fifth LTC amendment, which rezoned 4± acres of Parcel (Block) D from the C-O Zone to the M-A-C Zone, and added it to the LTC basic plan. Previous conditions and considerations were carried forward.
A-9280 A-9281	10/10/03	LTC basic plan amendment was requested for Block D to add 380 high-rise apartments and townhouses (subject property). Technical staff recommended disapproval and the application was withdrawn.
A-9280/06-C A-9281/06-C	7/11/05	Sixth LTC amendment only changed Parcel B from commercial and office use (868,000 square feet) to residential, allowing 594 high-density residential dwellings as part of the LTC approved cap of 1,935 total dwellings. The LTC base density was again set at 774 dwellings, with a public benefit increment factor adding another 1,170 dwellings for a total of 1,935 dwelling units in LTC.
A-9280/ 9281/07	Pending	Seventh LTC amendment S Seventh LTC amendment for Parcel D. The amendment proposed 1.049 million square feet of commercial office space, 54,000 square feet of supporting retail uses and 350 multifamily residential units.
A-9280/81/08	9/22/08	Eighth LTC amendment for Parcel 2, Block D (formerly Parcel I) for a mixed-use development consisting of 160,000 square feet of commercial office uses and ancillary retail uses, and 300 multifamily residential units.
A-9280/09C A-9281/09C	7/21/08	Amendment to retain the approved density of 600 dwellings on the subject property (Parcel B), permit a modest range of dwelling types and mixed-use retail/office on the first floor of multifamily buildings.

**Comprehensive Design Plans**—The following table contains a chronology of the comprehensive design plans for Largo Town Center:

<b>CDP Actions</b>	<b>Date Approved</b>	<b>Purpose</b>
CDP-8804	10/31/88	District Council affirms Planning Board approval (PGCPB No. 88-479) for various uses and densities for all Largo Town Center (LTC) parcels, including 665,000 square feet of commercial/office use on Block D (545,000 square feet if Parcels E and H are commercial). If Parcels E and H develop as residential, the overall LTC residential density would be capped at 1,440 dwellings (per PGCPB No. 88-479 and supplemental 10/6/88 staff report). This CDP approved 1.745 million square feet of commercial floor area for the LTC. The basic plan still allows 2.3 million square feet. Parcel (Block) D is designated as a commercial parcel with a two-acre urban park and an outdoor urban courtyard. Various design standards are established throughout the LTC.
CDP-8905	9/25/89	District Council (ZO No. 57-1989) affirms Planning Board approval (PGCPB No. 89-396); decreases green space and requires an urban park on Parcel D to be sized in subsequent site plan approvals.
CDP-9002	4/16/90	Amended CDP-8804 and CDP-8905 conditions regarding fee-in-lieu, recreational bonding, and building heights (affirmed PGCPB No. 90-94); required owner-occupied use on Parcels G-1 and G-2; set height of office buildings on Parcel B-4.
CDP-9002/01	7/30/91	Affirms Planning Board approval (PGCPB No. 91-238) revising conditions regarding fee-in-lieu, recreational bonding, and design guidelines; required all SDPs be referred to area civic groups.
CDP-9002/02	7/27/93	Affirms Planning Board approval (PGCPB No. 93-149) to allow 110 senior housing units on Parcel C in accordance with the third LTC basic plan amendment and modify fee-in-lieu conditions.
CDP-9002/03	3/3/94	Planning Board denied request to amend Condition 2 of CDP-9002/01 (excluded subject Parcel D).
CDP-9002/04	3/31/94	District Council affirms PGCPB No. 94-119, focusing on Parcel D (subject property) by approving a maximum of 1.37 million square feet of commercial office and employment use on Parcel D; establishing green area; setbacks; heights; a one-acre urban park; structured parking; and by setting a vested base density on Block D of 545,000 square feet (665,000 square feet) if Parcels E/H develop as residential [as they have], “plus any additional transfer of density to Parcel D by the Planning Board and/or the District Council.” Additional office/employment development could be approved for Parcel D provided various transportation demand management strategies and/or rail transit connection to Addison Road is funded (allowing between 1.2 to 1.5 million square feet). However, the CDP approved 1.37 million square feet of office/employment space on Parcel D. Overall LTC development was capped by maximum AM and PM peak-hour vehicle trips to allow no more than 2.3 million total square feet of commercial space and 1,440 dwellings (per CDP-8804).
CDP-9002/05	5/17/94	District Council affirms PGCPB No. 94-121 to allow 264 multifamily condominiums on Parcel E (222 dwellings) and Parcel H (42 dwellings); retained original density cap of 1,440 dwellings in CDP-8804.
CDP-9002-06	4/30/98	PGCPB No. 98-120 converts Parcel E from condo to rental; the approved SDP reduced total units on Parcels E/H from 264 to 243. With 995 units committed to development, only 470 units remained to be developed elsewhere under the LTC cap of 1,440 dwellings (per CDP-8804).
CDP-9002-07		Withdrawn

CDP Actions	Date Approved	Purpose
CDP-9002-08	Pending	This CDP amendment proposes 600 dwelling units and between 32,000 to 36,000 square feet of mixed-use commercial/office space, within mid-rise multifamily buildings on Parcel B. It also proposes several public benefit features.
CDP-9002-09	7/13/10	This CDP was approved for mixed-use development on Parcel 2, Block D (formerly Parcel I) to include between 115,000 square feet and 160,00 square feet of office and supporting commercial uses and a maximum of 300 residential units.
CDP-9002-10	7/21/09 Council Affirmed	This CDP amendment was approved for One Largo Center located on Parcel D (now Parcels 1-A and 1-B) for 989,560 square feet of office and ancillary retail space, and a 2,398-space parking structure.
CDP-9002-11	Pending	This CDP amendment proposes 600 dwelling units and between 32,000 to 36,000 square feet of mixed-use commercial/office space, within mid-rise multifamily buildings on Parcel B. It also proposes several public benefit features.

**D. Master Plan and General Plan Recommendations:**

**Master Plan**—The 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* (Morgan Boulevard and LTC Sector Plan and SMA) retained the subject property in the M-A-C (Major Activity Center) Zone. The subject property is not within the Development District Overlay (D-D-O) Zone established by the sector plan. Staff notes that, while the sector plan updates the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73*, (Largo-Lottsford Master Plan and SMA) the recommendation for the property is unchanged. The Largo-Lottsford Master Plan recommends mixed residential, commercial office, and retail. The master plan (page 65) places the property within Neighborhood A of the Northampton Community and designates the neighborhood to be part of the Largo Town Center. The master plan (page 65) recommends that “The [Largo] Town Center should be a cohesive, mixed-use, urban development with retail, employment, and residential components.” The application does not conform to the land use recommendations of the master plan for office and commercial uses on this development site.

**General Plan**—The General Plan identifies the subject property to be located within the Developing Tier. According to the General Plan, this site is within the “edge” of the Largo Town Center Metropolitan Center. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment centers that are increasingly transit serviceable. The vision for centers and corridors is mixed residential and nonresidential uses at moderate to high densities, with a strong emphasis on transit-oriented development.

- E. Request:** The applicant seeks to amend the approved basic plan to permit 425–500 high-density multifamily and single-family townhouse (attached) dwellings. Accommodating the new proposal requires amending the existing basic plan for Parcel B (A-9280/81/09-C) approved in Zoning Ordinance No. 20-2008. That amendment only pertained to and amended Conditions 5 and 6 approved in the previous Basic Plan, A-9280/81/06-C, for the subject property (Zoning Ordinance No. 4-2005 (REVISED)). The remaining 16 conditions and comprehensive design plan (CDP) considerations, including those in prior preliminary plans and CDPs were carried forward into the approval of the existing Basic Plan (A-9280/81/09-C). As approved in Zoning Ordinance No. 20-2008, the existing basic plan contains 26 conditions. The applicant agrees to carry forward the previously approved conditions in Basic Plan A-9280/81/09-C to the extent they remain applicable to this new development proposal.

The following identifies all 26 conditions approved in Zoning Ordinance No. 20-2008 and identifies which conditions require amendment to accommodate the proposed development. The existing conditions are shown in **boldface** type followed by the amendment requested (underlined) and justification.

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.**

**Amendment Requested, Condition 1**

With the exception of amended conditions herein described, all previous conditions of approval and CDP considerations listed in the previously approved basic plan amendment (Zoning Ordinance No. 4-2005 (REVISED)) and other pertinent conditions in 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.

**Justification:** The amendment request maintains all previous conditions of approval as stated in Zoning Ordinance No 4-2005 (REVISED) that are relevant to the proposed basic plan (Conditions 2, 3, 9–18, 21 , 25(a)–(c), and 26), including prior preliminary plans and CDPs. The remaining conditions are either revised or eliminated as necessary to reflect the development concept proposed.

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.**

**Comment:** No amendment is requested. This information is shown on the proposed basic plan (Plan Sheet 9) and CDP (Plan Sheet 10). The gross and net acreage is 18.01 acres. There are no easements for underground tracts and the proposed density ranges from 22.21 to 24.72 dwellings per acre. No commercial floor area is proposed.

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 [sic] 201,000 square feet, if it cannot be accommodated on the remaining undeveloped parcels.**

**Comment:** No amendment is required. The proposed basic plan will remain in conformance with these overall LTC basic plan density limits (10 to 25 dwellings per acre and 1,935 maximum units). The maximum density proposed here is 24.72 dwellings per acre. In fact, the existing basic plan approved 600 dwellings for the subject property and was found to be in compliance with Condition 3. The instant request proposes 435 dwellings or 155 fewer.

- 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.**

**Amendment Requested, Condition 4**

Multifamily buildings four to five stories high with elevators are to be located in the central and western portion of the site constructed over podium parking and containing between 325 to 360 dwelling units. There will be 75 to 85 three-story townhouse dwellings located in the eastern portion of the site.

**Justification:** The applicant believes that the proposed amendment reflects findings by the LTC Sector Plan consultant team that lower densities and building heights are appropriate for site locations at the edge (“tertiary level”) of the LTC. The concept changes the dwelling types and number of units in each type, while reducing building heights to be consistent with the LTC tertiary edge concept. Podium parking is to be provided below the multifamily dwellings and the buildings will contain elevators. CDP Plan Sheet 10 shows three-story townhouse units (36-foot maximum height) and five-story multifamily units (65-foot maximum height). Staff however points out that the new sector plan recommends building heights between four and six stories high. We also note that the new sector plan recommends moving the property from the Developing Tier to the Developed Tier. Higher densities are therefore anticipated.

- 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.**

**Amendment Requested, Condition 5**

The minimum overall residential density for the 18.01-acre site shall be 24.72 dwelling units per acre. The proposed 445 units reflect an overall residential density of 24.72 units per acre.

**Justification:** The amendment reduces overall residential density by 8.61 units per acre to 24.72 units per acre and reduces the maximum number of dwellings by 155 units to reflect the current proposal. They are also consistent with the original LTC basic plan density maximum of 25.0 dwellings per acre. The applicant believes the proposed reduction in density and total number of units is consistent with the concepts being developed as part of the ongoing LTC Sector Plan where building heights and density decrease toward the LTC fringe. While the existing and proposed density do not reach the minimum residential density threshold required in Section 27-491 of the Zoning Ordinance for a major metro center (48 dwelling units per acre), the applicant believes they are compatible with the densities being contemplated in the ongoing LTC sector planning process for properties along the edge or fringe of the town center core. Staff however disagrees as noted by the Community Planning Division in their comments on this request (see Finding F). The densities are below what is envisioned for the plan. Staff also notes that the General Plan envisions moderate to high densities for this property.

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, to be constructed in Phase I of the property development. 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.**

**Amendment Requested, Condition 6**

A community center meeting space containing at least 2,500 square feet shall be located within the first multifamily phase of the project.

**Justification:** The amendment eliminates all commercial retail/office space, in keeping with the sector plan's consultant team findings that the retail/office market is saturated and that a strong demand exists for higher density rental housing. Moreover, the consultant team is considering a proposal to eliminate a commercial component in all residential development because of the oversupply in LTC. A community meeting space is proposed and will be located at the time of specific design plan (SDP) review.

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.**

**Amendment Requested, Condition 7**

The CDP shall include information on the type of residential units proposed (one-bedroom, two-bedroom, etc.), including the square footage for each type of residential unit, the community meeting space, and the parking required for the residential units and community use space.

**Justification:** The amendment eliminates all office and ancillary retail uses in recognition of the sector plan consultant team's market findings that office/retail space far exceeds market demand in LTC. The community meeting space is retained. The CDP includes details regarding the type and square footage of residential units proposed, the

number of bedrooms and percentage (including community meeting space square footage), and parking required for both residential and community meeting 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.**

**Amendment Requested, Condition 8**

The CDP shall show the location of and heights of all residential uses, podium and surface parking details, vehicular access points and circulation, pedestrian access points and circulation, the extent of landscape buffers and easements, and will indicate that a community meeting room will be provided at the time of specific design plan review.

**Justification:** The amendment only eliminates reference to commercial retail/office uses because none are proposed in recognition of the sector plan's consultant team market findings. The remaining details of the condition are retained or illustrated on the proposed CDP and/or described in this justification. The location of the community meeting room will be determined at the time of SDP review.

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.**

**Comment:** No amendment is requested. CDP Plan Sheets 5–8 contain the signed natural resources inventory (NRI) and all future plans will reflect the NRI information.

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.**

**Comment:** No amendment is requested. The basic plan and CDP show a pedestrian path system that links with the site's overall pedestrian/trail system. A pedestrian crossing from the natural open space area is shown across Largo Center Drive and intersecting in close proximity to the existing trail system in the Largo Center Apartments. Two other pedestrian crossings across Largo Center Drive are also shown elsewhere on the plan sheets.

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.**

**Comment:** No amendment is requested. Type 1 Tree Conservation Plan TCP1-088-04 has been filed and is reflected on CDP Plan Sheet 15. Also, a variance to remove some specimen trees is being submitted as part of this joint basic plan/CDP application.

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.**

**Comment:** No amendment is requested. The CDP conceptually shows on the site illustrative (Sheet 11) the general landscaping scheme both internally and along the sites periphery. The future SDP will include a landscape plan which will meet the requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

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.**

**Comment:** No amendment is requested. The Stormwater Management Concept Plan (39406-2005-01) was approved January 10, 2013 and expires May 3, 2016.

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.**

**Comment:** No amendment is requested. The CDP and subsequent SDP will show these features and the SDP will contain a restoration plan. Appendix 3 evaluates impacts to the primary management area and justifies three minor and necessary impacts thereto. Appendix 4 is an April 25, 2013 stream corridor assessment for The Crescents at Largo Town Center—Parcel B, prepared by Klebasco Environmental.

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.**

**Comment:** No amendment is requested. The SDP will address these requirements.

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.**

**Comment:** No amendment is requested as this will be addressed at the time of SDP.

- 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.**

**Comment:** No amendment is requested. The 65 dBA Ldn noise contour is shown on the cover sheet, NRI, and CDP. The contour extends 477 feet from the centerline of Central Avenue (MD 214) using an average daily traffic of 84,175 from the MD Department of Transportation data for 2005.

- 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.**

**Comment:** No amendment is requested. The SDP will address the Phase II noise study. The development will meet these standards.

- 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).**

**Amendment Requested, Condition 19**

Condition 19 is eliminated.

**Justification:** This amenities package has been fully funded and installed by the county. The proposed CDP deletes reference to this condition.

- 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.**

**Amendment Requested, Condition 20**

Condition 20 is eliminated.

**Justification:** The off-site recreational facilities referred to are located at Lake Largo Park and include the amenities described in existing Condition 19. The amenities have been fully funded and installed by the county. The proposed CDP deletes reference to this condition.

- 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.**

**Comment:** No amendment is requested. CDP Plan Sheet 10 shows possible locations for homeowners association open space/recreational facilities. Recreational facility details, standards, and locations will be determined at the time of SDP review.

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.**

**Amendment Requested, Condition 22**

Condition 22 is eliminated.

**Justification:** The previous applicant proffered this condition to provide 50 parking spaces within a then proposed parking structure. This amendment request eliminates the condition because on-site parking for park visitors is no longer proposed (specified in Condition 23 below) because this is a private residential community that, unlike the existing basic plan, no longer proposes mixed-use retail/office space and the public outside open spaces (sidewalk café) that was proposed to accommodate retail customers, park visitors, and residents. The parking that was to be provided on-site was intended to attract park visitors to the retail/office uses then proposed. The current proposal is for all residential development and secure resident parking. However, on-street parking available to the general public is still proposed along Largo Center Drive.

**Comment:** The proposed CDP deletes reference to this condition.

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.**

**Amendment Requested, Condition 23**

Condition 23 is eliminated.

**Justification:** The proposed development no longer proposes structured parking, but rather podium parking under each multifamily building to accommodate residents and visitors. On-site parking for park visitors is no longer proposed for this private residential community. Therefore, the easement agreement is no longer necessary.

**Comment:** The proposed CDP deletes reference to this condition.

24. **Prior to CDP approval, the applicant shall obtain DPW&T approval of the parking spaces (up to 68 spaces, as determined by DPW&T) to be provided along Largo Center Drive. The 68 public parking spaces on Largo Center Drive are to be constructed in addition to the 50 spaces serving park visitors.**

**Amendment Requested, Condition 24**

Condition 24 is amended to delete reference to the 50 spaces intended for park visitors. Prior to CDP approval, the applicant will request from the Department of Public Works and Transportation (DPW&T) to locate up to 68 on-street parking spaces along Largo Center Drive. The exact number and location of spaces will be subject to DPW&T approval.

**Justification:** The proposal no longer provides any on-site public parking for park visitors. However, the applicant recognizes the need for some amount of on-street parking along Largo Center Drive (as determined by DPW&T).

**Comment:** This CDP condition is addressed in the applicant's comments regarding the CDP. The applicant will refer the plans to DPW&T and work with them through the review process to determine the location and number of on-street parking spaces.

**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.**

**Comment:** Subparts (a), (b), and (c) are shown or described in Section IV of the applicant's statement of justification. Subpart (a) is proposed for amendment and reference to Subpart (d) is eliminated.

**Amendment Requested, Condition 25(a)**

Condition 25(a) is amended to state that the subject CDP shall propose design standards that establish preliminary design and review parameters for the entire site, including setbacks, lot coverage, and design standards for the materials, architecture, and signage. Prior to approval of the SDP, specific design standards and design parameters will be established.

**Justification:** The applicant has developed preliminary design standards and review parameters in the proposed CDP amendment that are sufficient to guide review of the CDP. Specific design and architectural standards will be established at the time of SDP preparation and review.

**Amendment Requested, Condition 25(d)**

Condition 25(d) is eliminated.

**Justification:** There has been a substantial weakening in the condominium market in Prince George's County and elsewhere for several years. The applicant is proposing market-rate multifamily rental housing in keeping with the findings of the sector plan consultant team. Given the long and labored history of development in LTC, along with ever changing housing trends, it is not appropriate at the basic plan stage to mandate a specific type of ownership. Further, while the language on its face seems to allow for the possibility of market-rent apartments as opposed to an ownership model, elimination of the condition clearly establishes that the proposed development is for the rental market.

**26. The Basic Plan Amendment site plan shall show the denial of access along Largo Town Center Drive and Central Avenue.**

**Comment:** The basic plan reflects the denial of access as required, except for the one access point approved for Largo Center Drive that provides ingress/egress to the subject property.

**F. Basic Plan Compliance with the Zoning Ordinance:**

**Section 27-197(c). Amendment of approved Basic Plan.**

This section provides that the District Council may approve an amendment to an approved basic plan provided there is no change in land area or an increase in land use density or intensity, and the requirements of Section 27-195(b) have been met.

**Comment:** The subject basic plan amendment does not propose any change in land area or an increase in land use density or intensity. Current approvals for the subject property allow no more than 600 dwellings and a minimum of 15,000 square feet of commercial retail/office space to a maximum of between 32,000 to 36,000 square feet. As was determined for the 600-unit approved basic plan, the proposed basic plan for a maximum 445 units on the subject property obviously remains within the overall density and number of dwelling units approved for LTC.

The instant request proposes 400 to 445 dwellings consisting of 325 to 360 multifamily dwellings and between 75 to 85 townhouse dwellings. No retail/office space is proposed. The applicant believes that the District Council found in approving the existing Basic Plan (A-9980/81/09-C) that the basic plan conformed to the requirements of Section 27-195(b) of the Zoning Ordinance (approval criteria). With a reduced density and elimination of the retail/office space, there are fewer impacts than previously approved. The instant request still proposes a mix of multifamily and townhouse dwellings, but with slightly reduced density and building heights.

**Section 27-195(b). Criteria for Approval.**

This section requires that:

**(1) Prior to approval of the application and Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:**

**(A) The proposed Basic Plan shall either conform to:**

- (i) The specific recommendations of a General Plan map or Area Master Plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the development, and the impact which the development may have on the environment and surrounding properties; or**
- (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity or nonresidential buildings, and the location of land uses.**

**Comment:** In a memorandum dated June 20, 2013, the Community Planning Division provided the following comments:



## **GENERAL PLAN, MASTER PLAN AND SMA**

**2002 General Plan:** This application is located within the Largo Town Center metropolitan center in the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment centers that are increasingly transit serviceable.

The vision for centers and corridors is mixed residential and nonresidential uses at moderate to high densities, with a strong emphasis on transit-oriented development (TOD).

**Master Plan:** *Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Map Amendment (1990).*

**Community:** Planning Area 73/Northampton Community

**Land Use:** Mixed residential, commercial office, and retail. The master plan (page 65) places the property within Neighborhood A of the Northampton Community and designates the neighborhood to be part of Largo Town Center. The plan recommends (page 65) that “The [Largo] Town Center should be a cohesive, mixed-use, urban development with retail, employment, and residential components.”

**Environmental:** Refer to the Environmental Envelope section of the 1990 *Largo-Lottsford Approved Master Plan Amendment and Adopted Sectional Map Amendment* and the 2005 *Approved Countywide Green Infrastructure Plan*.

**Historic Resources:** None identified

**Transportation:** Central Avenue (MD 214) and Landover Road (MD 202) are existing expressways (E-1 and E-6, respectively). Harry S Truman Drive (C-146) and Largo Center Drive (C-147) are existing collectors. The latter two roads border the proposed development site on the north and west. Central Avenue and Landover Road are connected by a grade-separated interchange. The nearest Metrorail facility is the Largo Town Center Metro Station.

**Public Facilities:** None identified

**Parks & Trails:** A Class III bicycle trail is proposed for Harry S Truman Drive adjacent to the project site.

**Aviation:** This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. The property is outside of the 65 dBA Ldn and above noise contour. It is also outside of the accident potential zones (APZs). Though these categories do not impact the subject property, they should be noted on the zoning map amendment.

**SMA/Zoning:** The 1990 Largo-Lottsford Master Plan/SMA retained the property in the M-A-C (Major Activity Center) Zone designated as part of a basic plan approved in 1978.

## **PLANNING COMMENTS**

The proposed development site (Parcel B) is located approximately one-half mile southeast of the Largo Town Center Metro Station. According to the General Plan, this site is within the “edge” of the Largo Town Center Metropolitan Center. The 1990 Largo-Lottsford master plan (page 65) places the development site within the Largo Town Center area as part of Neighborhood A of the Northampton Community.

The development site is part of a 175-acre basic plan approved in 1978 under the comprehensive design plan (CDP) provisions of the Prince George’s County Zoning Ordinance (A-9280 & A-9281). The 1978 basic plan capped the total number of dwelling units at 1,950 on 78 acres, including the subject site. Approval of the basic plan followed the adoption of a 1978 sectional map amendment that classified the 175 acres under the basic plan within the M-A-C (Major Activity Zone). A 1988 Basic Plan Amendment (Zoning Ordinance ZO-31-1988) lowered the original dwelling unit cap to 1,935.

The subject property was under a different owner in 2005 when Basic Plan Amendment A-9280/81/06C was submitted for review. This application proposed to develop up to 600 residential dwelling units and a minimum of 15,000 square feet of commercial office/retail space. Staff determined that the 2005 application was not consistent with the 2002 General Plan policies for moderate- to high-density mixed uses in centers and corridors. Staff also found the application not to be in conformance with the land use recommendation of the 1990 Largo-Lottsford Master Plan for mixed-use residential development that includes employment and retail uses within Largo Town Center (page 65). The Planning Board reviewed the application, but took no action on it, referring the case to the District Council. The District Council ultimately approved the application in July 2005 with conditions.

Two new Basic Plan Amendments, A-9280/81/08 and A-9280/81/09, were approved in 2008. Basic Plan Amendment A-9280/81/09 was approved in July 2008. It proposed up to 600 dwelling units and 32,000–36,000 square feet of office space. Basic Plan Amendment A-9280/81/08 was approved in September 2008. It proposed to add 300 mid-rise condominium residential units and 160,000 square feet of office space. Unfortunately, market conditions worsened rapidly during 2008. As a result, the owner was unable to go forward with the proposed development, and the property went into foreclosure.

The current application is similar to the application reviewed in January 2005 (A-9280/81/06) except that it proposes to build fewer residential units than the 2005 application (up to 500 units instead of 600 units) and includes no commercial space at all.

The development concept on which this application is based dates back to 1978. It is a low- to moderate-density suburban residential development. A related Comprehensive Design Plan (CDP-9002-11) proposes a maximum of 445 dwelling units including up to 360 elevator multifamily apartment units and 85 townhouse dwellings. The proposed number of dwelling units is consistent with the dwelling unit cap imposed by the 1978 basic plan. However, the dwelling unit cap is inconsistent with Prince George’s County’s efforts to promote TOD at Largo Town Center. This is because the dwelling unit density range of 10 to 25 units per acre established by the 1978 basic plan and CDP is too low to promote the development of a compact, walkable, transit-oriented community at Largo Town Center.

It should be noted that the Planning Board granted permission to print the Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment on May 23, 2013. The preliminary sector plan proposes placing the Largo Town Center Metropolitan Center, including the proposed development site, within the Developed Tier to facilitate TOD. The sector plan would also impose development controls and urban design standards in further support of TOD. In particular, the preliminary sector plan recommends building heights between four and six stories for new development on the subject site. Finally, the sector plan would lift the residential development cap of 1,935 total residential units placed on all of the M-A-C-zoned properties within the Largo Town Center area by the 1988 Basic Plan Amendment. The preliminary sector plan is scheduled for a joint public hearing in July 2013 with expected Planning Board adoption in October 2013.

Because this application is a basic plan amendment rather than a relatively less complicated conceptual or detailed site plan review request, it will be subject to a more involved review that will take additional time to complete. In addition, because the application is inconsistent with approved plans, it is unlikely that the Planning Board would take action on it prior to considering adoption of the Preliminary Largo Town Center Sector Plan and SMA in October 2013. Should the preliminary sector plan be adopted, new development proposed for this site will be required to conform to the land use recommendations and requirements of the adopted Largo Town Center Sector Plan.

With respect to the proposed development site's location, the 1990 Largo-Lottsford Master Plan (page 70) contains guidelines that encourage setbacks, open space, berming, landscaping, and fencing to protect residential areas from any impacts associated with the proximity to major roadways and incompatible nonresidential uses.

Because of the proposed development site's proximity to Central Avenue (MD 214) and the MD 214/MD 202 interchange, noise impacts from adjacent highway traffic will need to be addressed, particularly at the east end of the site. The applicant should work with the Department of Public Works & Transportation (DPW&T) and the Maryland State Highway Administration (SHA) to assess the feasibility of mitigating measures such as sound barrier walls, berming, and landscaping.

Another transportation issue is emergency access into/out of the development site. Vehicular access for the proposed 445 residential units is limited to a single point along Largo Center Drive. The single entry point poses a potential bottleneck for vehicular traffic entering or exiting the development site, especially during morning and evening rush hours. Emergency vehicle access might also be impacted by being restricted to a single entrance/exit point for the property.

The applicant is strongly urged to work with The Maryland-National Capital Park and Planning Commission (M-NCPPC) staff to develop an alternate development concept for the proposed site that supports county and community efforts to transform Largo Town Center into a vibrant, transit-oriented urban place. The applicant should also work with DPW&T and, if necessary, SHA to ensure adequate and safe vehicular access to and from the site.

- (B) **An economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan.**

**Comment:** An economic analysis is not required because no retail commercial uses are planned.

- (C) **Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one hundred percent (100%) of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;**

**Comment:** In a memorandum dated May 7, 2013, the Transportation Planning Section submitted the following comments:

**Trip Generation and Impacts**

The applicant has submitted a transportation memorandum in support of the required findings. The current approved zoning established a maximum of 600 residences and included the construction of up to 36,000 square feet of retail space. The proposed amendments would establish a maximum of 445 residences with a mix of multifamily and townhouse residences, with no commercial component. The trip generation of the site, in consideration of trip rates taken from "Transportation Review Guidelines, Part 1" (Guidelines) with a pass-by trip rate of 40 percent applied to the retail use, is summarized below under existing and proposed zoning:

<b>Comparison of Estimated Trip Generation, A-9280/81/10, 18.01 acres</b>						
<b>Zoning or Use</b>	<b>Units or Square Feet</b>	<b>AM Peak-Hour Trips</b>		<b>PM Peak-Hour Trips</b>		<b>Weekday Trips</b>
		<b>In</b>	<b>Out</b>	<b>In</b>	<b>Out</b>	
<b>Existing Zoning</b>						
M-A-C residential	150 townhouses	21	84	78	42	1,200
M-A-C residential	450 multifamily units	45	189	176	95	2,925
M-A-C comm/retail	36,000 square feet	31	19	87	94	2,097
<b>TOTAL</b>		<b>97</b>	<b>292</b>	<b>341</b>	<b>231</b>	<b>6,222</b>
<b>Proposed Zoning</b>						
M-A-C residential	85 townhouses	12	48	44	24	680
M-A-C residential	360 multifamily units	36	151	140	76	2,340
<b>TOTAL</b>		<b>48</b>	<b>199</b>	<b>184</b>	<b>100</b>	<b>3,020</b>
<b>Difference (between bold numbers)</b>		<b>-49</b>	<b>-93</b>	<b>-157</b>	<b>-131</b>	<b>-3,202</b>

The comparison of estimated site trip generation indicates that the proposed amendment would decrease trip generation by nearly 150 trips during the AM peak hour and by nearly 300 trips during the PM peak hour. Weekday average daily travel would decrease by approximately 3,000 daily trips.

While the mix of housing types could ultimately vary from the trip generation numbers in the table above, the overall conclusion that the proposed basic plan amendments would significantly decrease site trip generation would remain unchanged. The loss of the commercial component has a sizable impact, but it is noted that overall residential density is decreasing under this proposal as well.

The site has been subdivided and recorded as Parcels 1 through 4 of Block B of Largo Town Center pursuant to Preliminary Plan of Subdivision 4-88195. That preliminary plan included a finding of adequacy based on residential and commercial densities consistent with those in the approved basic plan for the overall Largo Town Center, as amended. While the plan amendments have moved the density between parcels, the overall trip caps have remained intact. All parts of the Largo Town Center have been recorded, and all undeveloped portions of Largo Town Center, including the subject site, have been considered as approved background development for all subsequent traffic studies in the area.

Given that the trip generation and the overall resulting traffic impact for this proposal is less than the current zoning, it is determined that a full traffic study will not be required for review as a part of making the required findings for the basic plan revision. If the basic plan revision is approved, the resulting comprehensive design plan will not include the review of a traffic study for much the same reason.

#### **Basic Plan Comments**

The site is adjacent to Central Avenue (MD 214), a master plan expressway facility; Harry S Truman Drive, a master plan arterial facility; and Largo Center Drive, a master plan collector facility. Adequate right-of-way is consistent with master plan recommendations existing along all three facilities. Therefore, no further dedication is required of this plan along MD 214, Harry S Truman Drive, or Largo Center Drive.

Denials of access are shown along the entire frontage of MD 214 and Harry S Truman Drive. Also, a denial of access is shown along Largo Center Drive along most of the frontages of Parcels 1 and 4. The proposed basic plan is characterized by a single point of access onto Largo Center Drive located opposite to an existing driveway serving apartments on the north side of Largo Center Drive. There is no denial of access at the proposed access point location. No access is otherwise proposed onto MD 214, Harry S Truman Drive, or onto the access-controlled portion of Largo Center Drive. Therefore, access and the resulting circulation pattern is deemed to be acceptable.

#### **Transportation Conclusions**

Based on the preceding findings, the Transportation Planning Section would conclude that existing transportation facilities and those to be provided by the applicant will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. Furthermore, the uses proposed on this basic plan revision will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved area master plan, in accordance with Section 27-195 of the Zoning Ordinance, particularly based upon the proposed residential

density and use. These determinations are heavily based on a determination that the trip generation and the resulting overall traffic impact of this site will be reduced with this proposal as compared to the currently approved basic plan.

- (D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;**

**Comment:** During the review of the previous basic plan amendment for this property, the Planning Board found no apparent inadequacies. However, a closer look at public facilities will occur during the subdivision process.

- (E) Environmental relationships reflect compatibility between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.**

**Comment:** The Urban Design Section, in comments submitted via email June 11, 2013, point out that:

One of the purposes of the M-A-C Zone is to achieve a balanced development. That's why previous approval specifically identified a minimum 15,000 square feet of commercial/retail/office spaces along with the proposed residential use. The revision wants to completely remove other uses and keep only the residential use on this site without sufficient justification.

With respect to the CDP standards, the proposed townhouse lot size is too small, considering a minimum lot size of 1,300 square feet. Other standards such as minimum distance between the townhouse lots and buildings, minimum distance between two multifamily buildings, percent of green area within the townhouse and multifamily sites, intrusion of deck and patio into the rear yard, minimum unit size for townhouses and multifamily dwellings need to be added. They need also include green building techniques in the models, such as specify a minimum number of green building techniques included in each multifamily building.

- (2) Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities probably will be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.**

**Comment:** As currently approved in the existing basic plan, the applicant proposes to complete construction within six years.

Subsections 3 and 4 of Section 27-195(b) do not apply to the proposed basic plan as these sections apply to the L-A-C (Local Activity Center), V-L (Village-Low), and V-M (Village-Medium) Zones.

## CONCLUSION

Staff notes that the applicant's statement of justification goes on to propose numerous revisions to comprehensive design zone conditions. These CDP conditions are intended to further implement the basic plan. Staff however is not in support of the proposed revisions to the basic plan. In proposing to reduce the density of dwelling units and eliminating the commercial/retail component that was previously approved, the proposed development represents a step backwards from the direction recommended by the General Plan for moderate to higher densities. Staff believes the previously approved basic plan proposes development closer to that envisioned by the General Plan than the new sector plan.

The soon to be approved Largo Town Center Sector Plan characterizes the existing Largo Town Center development as "suburban with an auto-centric character and low to very low densities...the CDZ formerly enacted for portions of the Largo Town Center sector plan has not brought about transit-oriented development (TOD) at the Metro station. This is primarily because certain development restrictions incorporated into prior development approvals have failed to achieve their goal of mixed-use development at the Metro station." The new sector plan goes on to recommend the elimination of the comprehensive design zone in favor of TOD-supportive zoning and development standards.

The current basic plan was approved to implement a vision of a 175-acre suburban town center to be developed by one master builder. The goal for this town center was not achieved as this property was subsequently divided up by several separate property owners. Over the 35 years since the approval of the original basic plan, the vision has evolved into a regulatory nightmare. There have been numerous basic plan revisions with conflicting visions from the numerous property owners, community members, and technical staff. We have attempted to navigate our way through the various basic plans, CDPs, and SDPs with minimal success. It has taken teams of lawyers, planners, and community members to negotiate for development that is in line with the vision for this town center. Staff believes it is now time to part ways with this 35-year-old development concept and recognize that the county is becoming more and more urban at this location.

As noted earlier in comments from the Community Planning Division, the Planning Board granted permission to print the Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment on May 23, 2013. The preliminary sector plan proposes placing the Largo Town Center Metropolitan Center, including the proposed development site, within the Developed Tier to facilitate transit-oriented development (TOD). The sector plan would also impose development controls and urban design standards in further support of TOD. In particular, the preliminary sector plan recommends building heights between four and six stories for new development on the subject site. Finally, the sector plan would lift the residential development cap of 1,935 total residential units placed on all of the M-A-C zoned properties within the Largo Town Center area by the 1988 Basic Plan Amendment. The preliminary sector plan is scheduled for a joint public hearing in July 2013 with expected Planning Board adoption in October 2013. If the District Council adopts the plan in November of this year as anticipated, the subject property will be in the M-U-I (Mixed Use-Infill) Zone and subject to D-D-O (Development District Overlay) Zone/TOD standards designed to implement a new vision for pedestrian-friendly, transit-oriented development. The subject basic plan will become invalid.

Under the new D-D-O Zone, the applicant can develop the property (at slightly higher densities) with the same uses that are currently being proposed. Development will be reviewed via the detailed site plan process. The cumbersome basic plan, CDP, and SDP process currently in play for this property will no longer be required. Staff further notes that, in order to proceed under the current basic plan, the applicant would have to go through the CDP, SDP, and subdivision processes in under four months and then obtain a grading permit. It is unlikely that this can be done.

Staff is not persuaded that the proposed amendments achieve the vision of the previous master plan, or the current General Plan. We therefore recommend DENIAL of the request to amend the conditions of approval for Basic Plan No. A-9280 and A-9281.