



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

ZONING APPLICATION NO. AMENDMENT OF BASIC PLAN

A-9280/81/06
(A-9280/A-9281)

Application	General Data
Project Name: Largo Town Center (Parcel B) Location: Northwest corner of Central Avenue and Landover Road. Applicant/Address: Largo Metro, LLC 10220 River Road Potomac, Maryland 20854	Date Accepted: 10/5/04
	Planning Board Action Limit: N/A
	Plan Acreage: 18.0
	Zone: M-A-C
	Dwelling Units: 594
	Square Footage: N/A
	Planning Area: 73
	Tier: Developing
	Council District: 06
	Municipality: N/A
	200-Scale Base Map: 201NE09

Purpose of Application	Notice Dates
Amending Basic Plan from Commercial to Residential Uses	Adjoining Property Owners Previous Parties of Record Registered Associations: 7/12/04 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 11/19/04

Staff Recommendation		Staff Reviewer: Laxmi Srinivas	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 24, 2004

TECHNICAL STAFF REPORT:

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

VIA: Jimi Jones, Acting Zoning Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: **Zoning Application No. A-9280/81/06**
Amendment of Basic Plan (A-9280/A-9281)

REQUEST: Amendment of Basic Plan to change the use of the property, Parcel B in Largo Town Center, from commercial to residential and decrease the overall approved density for the parcel

RECOMMENDATION: **Approval with conditions**

NOTE:

The Planning Board has scheduled this application for review on the agenda date indicated above. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Development Review Division at the address indicated above. Please call 301-952-3530 for additional information.

FINDINGS:

- A. **Location and Field Inspection:** The subject property, Parcel B of the Largo Town Center, is located on the northwest corner of Central Avenue and Landover Road. The site is currently undeveloped. Parcel B consists of 18 acres. A condition of approval has been added to require the applicant to provide the exact total acreage and the area of the wetlands on the Basic Plan Amendment site plan.

- B. **History:**

Original Basic Plan

The original Basic Plan for the 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 (Major-Activity-Center) Zone (CR-75-1978).

On May 23, 1988, the District Council approved the first amendment to the LTC Basic Plan, slightly changing the land use density and intensity numbers to reflect several right-of-way takings through the intervening years. At this point, maximum development potential was set at 1,950 dwelling units and 2,300,000 square feet of commercial/employment development. This approval was subject to 12 conditions and 14 Comprehensive Design Plan (CDP) considerations (Z.O. 31-1988).

On September 25, 1989, the second LTC Basic Plan amendment was approved by the District Council to allow conventional gas stations as a permitted use. This approval was subject to 13 conditions and 14 CDP considerations (Z.O. 57-1989).

On June 14, 1993, the LTC Basic Plan was amended a third time to allow for senior housing on Parcel C. This approval was subject to 15 conditions and 14 CDP considerations (Z.O. 12-1993).

Preliminary Plan 4-88195

On November 17, 1988, the Planning Board approved a Preliminary Plan for 174.43 acres of land known as Largo Town Center (Parcels A1-A8, B1-B4, C, D, E1, E2, F1, F2, G1, G2, H and I) in the M-A-C Zone (PGCPB No. 88-558). The final plats were recorded on May 29, 1997 (5-97114).

Comprehensive Design Plan 9002/04

On October 31, 1988, the District Council approved CDP-8804 for various uses and densities for all the parcels in Largo Town Center. CDP 8804 approved a maximum of 486,500 square feet for Parcel B consisting of a 200-room hotel with a restaurant and swimming pool; an auto service center/gas station and family restaurant adjacent to the hotel; and an office building of four to eight stories with a total of 382,000 square feet.

On September 25, 1989, the District Council approved CDP-8905 for modifications to conditions regarding fee-in-lieu, density increment, land conveyance and revisions to design standards.

On March 15, 1990, the Planning Board approved CDP-9002 for amending CDP-8804 and CDP-8905 modifications to conditions regarding fee-in-lieu, recreational bond and design

guidelines (PGCPB No. 90-94).

On July 30, 1991, the District Council approved CDP-9002/01 for modifications to conditions regarding fee-in-lieu, recreational bond and design guidelines.

On July 27, 1993, the District Council approved CDP-9002/02 for modifications to conditions regarding fee-in-lieu.

- C. **Master Plan and General Plan Recommendations:** The sector plan and sectional map amendment for the Morgan Boulevard and Largo Town Center Areas adopted on May 27, 2004, by the District Council recommends a large urban center with mixed-use development as envisioned in the 1990 Largo-Lottsford Master Plan. The sector plan retained the commercial and office use for Parcel B. The sector plan for the Morgan Boulevard and Largo Town Center Areas superceded portions of the 1993 approved master plan and sectional map amendment for Landover and vicinity, the 1990 approved master plan and adopted sectional map amendment for Largo-Lottsford and the 1986 approved master plan and adopted sectional map amendment for Suitland-District Heights and Vicinity. The property is identified in the General Plan as a Metropolitan Center.
- D. **Request:** The applicant requests an amendment to the Basic Plan to classify Parcel B as a residential use area with an overall density of 33 DU/acre, consisting of a high-density residential structure on the western portion of the site (8.9 acres) with 450 units at 50.6 DU/acre and 144 townhouses at 15.8 DU/acre on the eastern portion of the site (9.1 acres). The applicant is proposing a total of 594 units.

A fountain plaza is proposed at the main entrance. On the western side of the plaza, four or five story condominiums are proposed with lobby entrances and ground floor commercial offices featuring large colorful awnings. The condominiums will line Largo Center Drive and overlook a broad sidewalk with large trees. The sidewalk along Largo Center Drive will be 15 feet wide with London pavers and a double row of trees. Parking will be accommodated in surface parking and covered parking in the rear of buildings and in parking structures. The parking structure will be completely concealed by buildings. The eastern portion of the site will consist of four-story townhouse units known as stacked units (one 2-level townhouse unit over another 2-level townhouse unit). Garages will be located along alleyways to hide them from the view from the sidewalks, streets and public spaces. Landscaping, paving, low wrought iron fences and ornamental streetlights will be proposed to improve the appearance of these areas. Guest parking will be provided along the street. The wetlands in the eastern portion of the property will be designed as a focal point with sidewalks, benches and lighting around its periphery. A small tot lot is also proposed. The applicant is proposing traditional brick and siding designs or a more contemporary architectural style for the proposed development. The applicant is also proposing a club that will offer luxurious amenities.

E. **Neighborhood and Surrounding Uses:**

The property is surrounded by the following uses:

North—Largo Center Drive and across Largo Center Drive are apartments, vacant property and a lake in the 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 M-A-C Zone.

F. Zoning Requirements:

Section 27-197(c):

If an amendment of an approved Basic Plan does not involve a change in land area or an increase in land use density or intensity, the Plan may be amended by the Council in accordance with the following procedures:

- (1) The applicant shall file the request (in triplicate) with the Clerk of the Council. The petition shall be accompanied by a new reproducible copy of the proposed new Basic Plan (graphic only) or three (3) copies of the proposed new Basic Plan Text (as necessary depending on the amendment proposed). The Clerk's office shall advise the applicant (in writing) that the Technical Staff has found that the request is complete.**

On October 7, 2004, the Clerk of the Council advised the applicant that the technical staff has found the request to be complete and accepted the Basic Plan Amendment application.

- (2) The Clerk of the Council shall refer copies of the request and accompanying documents to the Planning Board and to the People's Zoning Counsel. The Planning Board and the People's Zoning Counsel shall submit any comments which they have on the request to the Council, the Zoning Hearing Examiner, the petitioner, and all persons of record in the original Zoning Map Amendment application. The comments shall be submitted not later than sixty (60) days after the date the Clerk refers the petition to them, unless such deadline is waived in writing by the applicant.**

The Clerk of the Council referred the application to the Planning Board and the People's Zoning Counsel on October 7, 2004.

- (3) Within one hundred twenty (120) days after referral of the petition to the Planning Board and People's Zoning Counsel, the Zoning Hearing Examiner shall conduct a public hearing on the petition. The hearing shall be held in accordance with Section 27-129. The hearing shall not be held until after the sixty (60) day review period has expired, unless both the Planning Board and People's Zoning Counsel have submitted their comments.**
- (4) The Office of the Zoning Hearing Examiner shall notify all persons of record (including those of the original application) of the hearing by regular mail. The notice shall be mailed not less than fifteen (15), nor more than twenty-one (21), days prior to the scheduled public hearing. Further advance notice of the public hearing shall be given by the Office of the Zoning Hearing Examiner, in accordance with the provisions of Section 27-186(a)(3).**

The Clerk of the Council stated that the Planning Board and the People's Zoning Counsel must submit their comments by December 6, 2004. The Planning staff transmitted comments to the

Zoning Hearing Examiner on December 6, 2004. The comments stated that the applicant had requested a Planning Board Hearing on December 16, 2004. The applicant later requested that the Planning Board Hearing be continued to the January 27, 2005 Planning Board Hearing. The continuance was requested to address citizens' comments. The Zoning Hearing Examiner will be conducting a Public Hearing on January 31, 2005.

- (5) Within thirty (30) days from the close of the hearing record, the Zoning Hearing Examiner shall file a written recommendation with the District Council, unless such deadline is waived in writing by the applicant.**
- (6) All persons of record shall be given at least ten (10) days' written notice by the Clerk of the Council of the date and time of the District Council's consideration of the matter.**
- (7) Any person of record may appeal the recommendation of the Zoning Hearing Examiner within fifteen (15) days of the filing of the Zoning Hearing Examiner's recommendation with the District Council. If appealed, all persons of record may testify before the District Council.**
- (8) Persons arguing shall adhere to the District Council's Rules of Procedure, and argument shall be limited to thirty (30) minutes for each side, and to the record of the hearing.**
- (9) In approving the petition, the District Council shall find that the requirements of Section 27-195(b) have been met. If the Council does not act within forty-five (45) days of the filing of the written recommendation, the petition shall be considered to have been denied.**

Compliance with the above will be applicable after the Zoning Hearing Examiner Hearing.

Section 27-195(b):

Prior to the approval of the application and the 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 recommendation of a General Plan map, Area Master Plan map; or urban renewal 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 proposed 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 of nonresidential buildings, and the location of land uses.**

The applicant is requesting that a total of 594 units be approved for Parcel B. Currently, Parcel B is approved for a maximum of 486,500 square feet consisting of a 200-room

hotel, 382,000 square feet of office, a restaurant and a gas station.

The approved Basic Plan established the following land use quantities for the Largo Town Center:

Residential Area: 77.4 acres
Base residential density (10 du/acre): 774
Increment: 1170 units
Maximum dwelling units(25 du/acre): 1,935 units

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

The change from commercial to residential as proposed occurs on Parcel B, Parcel C and Parcels E/H. Therefore, an overall reduction of 201,000 square feet of commercial space is proposed at this time. However, this 201,000 square feet of commercial use can be accommodated on other parcels in the future if the developers of the remaining parcels want to add more commercial uses. The proposed residential density is well below the maximum approved density of 1,935 units. A condition of approval has been provided to add the above land use quantities to the Basic Plan Amendment site plan with a note that overall maximum commercial space can be reduced by a maximum of 201,000 square feet if it cannot be accommodated on the remaining undeveloped parcels. A condition of approval has also been added to require the applicant to provide square footage of commercial space for the proposed development if some retail is proposed along the main floors of the multifamily residential development.

The sector plan and sectional map amendment for the Morgan Boulevard and Largo Town Center Areas adopted on May 27, 2004, by the District Council recommends a large urban center with mixed-use development as envisioned in the 1990 Largo-Lottsford Master Plan. The recommendations call for a mixture of retail, residential and employment uses in an integrated, unified development. It envisioned the Largo Town Center area as a walkable town center with compact mixed-use, transit-oriented development. New development will be attractive featuring high-quality design and architecture and will maintain or enhance the character of the existing development.

No office development has occurred in the Town Center (M-A-C-zoned sites) of the Largo-Lottsford master plan. The subject property (Parcel B) and Parcels D and Parcel I are the remaining sites for office development. A guideline in the master plan (Employment Areas Chapter) states that proposed employment areas should be protected from encroachment by other permanent land uses. The proposed amendment will result in a permanent residential use on a site recommended for office and commercial development. However, the subject site abuts residential uses and has an urban park and lake as adjacent uses. The applicant is proposing compact low-rise multifamily units and townhouse units. The proximity to the urban amenities like the lake, the park, the major roads, and the transit station makes Parcel B suitable for residential uses. Also, there is a market for high quality luxury transit oriented residential development around transit stations. The proposal will provide high quality, transit oriented residential development. It will also contribute to the mix of uses within Largo Town Center and will complement

future commercial and office uses. Conditions of approval have been added to ensure high quality design and architecture, to ensure pedestrian connections around the lake and the urban park and ensure that the proposed development is integrated with the overall development of Largo Town Center.

The previous Basic Plan approval and the previous Comprehensive Design Plans required the development of the adjacent park as an urban amenity. Previous conditions of approval required the developer to construct the park or pay a fee-in-lieu to the Department of Parks and Recreation for developing the park as an urban amenity. The park has not been completely developed as an urban amenity. The subject proposal will add a large number of residential units. The development of the adjacent park as an urban amenity will add to the amenities provided for this development and ensure the high quality of the development. Conditions of approval have been added to require the applicant to develop the park as an urban amenity or contribute to the Department of Parks and Recreation for developing the park.

The General Plan designates the Largo Town Center Metro station as a Metropolitan Center. The vision for Centers is mixed residential and nonresidential uses at moderate- to high-densities and intensities, with a strong emphasis on transit-oriented development. A Metropolitan Center is to have a high concentration of land uses and economic activities that attract employers, workers and customers from other parts of the metropolitan Washington area, such as large government service or major employment centers, or high-intensity commercial uses. High-density residential uses may be located in or near the Center.

To ensure diversity of uses that generate transit ridership throughout the day, the General Plan sets general parameters for the percentage for each type of land use in the Center. Generally, a Metropolitan Center will have a greater proportion of nonresidential development than the other centers. Further, it will generally have a lesser proportion of residential development than the other Centers. However, the General Plan states that there is no single ideal mix of uses for Centers. It supports the following applicable principles pertaining to land use diversity: (1) A more balanced mix of residential, retail, employment and community service uses will decrease automobile trips; (2) Dense, mixed-use suburban Centers average more than 20 times as many transit-commuter trips as low-density, single-use office parks; (3) The better integrated the uses, the more effective the mix will be in reducing trips; and (4) Balancing uses with peak-hour demand (e.g., residential and office uses) with those generating off-peak demands (e.g., retail, entertainment and institutional use) leads to more efficient transit service.

The subject Basic Plan Amendment is consistent with the General Plan policies for Centers. The proposal will provide compact multifamily transit-oriented residential development while retaining the future office and commercial component in Largo Town Center.

The subject Basic Plan amendment will provide for a residential density that meets the development intensity targets of the General Plan.

The sector plan retained the commercial land use and the M-A-C Zone of the site. It was recognized through the plan development process that the M-A-C zoned portion of the 1990 Largo-Lottsford master plan was comprehensively planned as a mixed-use area to include office, residential and retail uses. The proposal will provide high quality, transit oriented residential development even though it does not contain commercial uses.

It will also contribute to the mix of uses within Largo Town Center and will complement future commercial and office uses. Therefore it will meet the goals of the sector plan, even though it does not completely conform to the Sector Plan.

The memorandum from the Community Planning Division dated January 19, 2005, states:

“DETERMINATION

“The application is not inconsistent with the 2002 General Plan Development Pattern policies for a Metropolitan Center.

“The application conforms to the land use recommendations of the master plan for residential uses on this development site.

“BACKGROUND

“Location: Northwest quadrant of the Landover/Largo Roads (MD 202)/Central Avenue (MD 214) interchange.

“Size: 18.01 acres.

“Existing Uses: Undeveloped.

“Proposal: To amend the approved Basic Plan to permit residential development onsite. The proposed development includes 450 mid-rise condominium units, 144 single-family townhomes, and a private clubhouse with recreational facilities.

“GENERAL PLAN, MASTER PLAN AND SMA

“2002 General Plan: Centers and Corridors. 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.

“Master Plan: *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73* (1990).

“Planning Area/Community: Planning Area 73/Northampton Community.

“Land Use: Mixed Residential, Office Commercial, and Retail. The master plan (page 78) contains recommendations for the development of the Largo Town Center area. The recommendations call for ‘...a mixture of retail, residential, and employment uses in an integrated, unified development. The size of the retail component (300,000 square feet) is smaller than the more than 600,000 square feet that is typical of town centers. However, the proximity of Landover Mall requires that this center be smaller.’ Landover Mall currently contains only one operating retail outlet, a Sears department store.

“Environmental: None identified.

“Historic Resources: None identified.

“Transportation: Central Avenue (E-1) and Landover/Largo Roads (E-6) are existing expressways. 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/Largo Roads are connected by a grade-separated interchange. The nearest Metrorail facility is the Largo Town Center Metro Station.

“Public Facilities: None identified.

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

“SMA/Zoning: The 1990 Largo-Lottsford Master Plan/SMA classified the property in the M-A-C (Major Activity Center) Zone.

“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 General Plan (page 49) specifies minimum and maximum development intensities for residential and nonresidential development in Metropolitan Centers. Within Metropolitan Center core areas (one-quarter to one-third-mile radius), the minimum residential density allowed is 30 dwelling units/acre. Within Metropolitan Center Edges (between one-quarter to one-third miles up to one-half or two-thirds of a mile out), the minimum recommended residential density is 20 dwelling units/acre.

“The General Plan (pages 44 and 45) also sets forth three key elements of successful transit-oriented development (TOD) and pedestrian-oriented development (POD) as they apply to designated Centers such as Largo Town Center Metropolitan Center. These elements are:

“*Density*—The General Plan cites development density as having a significant impact on the potential for transit use and tendencies towards auto dependency.

“*Diversity*—A diverse mix of uses (commercial, residential, and retail) is cited by the General Plan as being most likely to promote higher transit use.

“*Design*—The General Plan states that appropriate design is essential to the ability of a development to support transit use (e.g., pedestrian-friendliness, convenient linkages between parking and transit facilities).

“The only Largo-Lottsford Master Plan (1990) issues raised through the review of this application relate to the site’s location adjacent to major roadways. The 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. Another guideline (page 70) encourages residential structures to be designed in harmonious relationship to one another, to the terrain, and to be situated to create interesting spaces.

“Because of the proposed development site’s proximity to the Largo Town Center Metro Station and the pedestrian safety hazard presented by Largo Center Drive, the applicant should be encouraged to work with the Prince George’s County Department of Public Works and Transportation to identify potential traffic-calming approaches for Largo Center Drive adjacent to the development site.”

A condition of approval has been added for traffic-calming devices.

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

The proposal is for residential development. This finding does not apply.

- (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;**

The Largo Town Center has been platted in conformance with an approved Preliminary Plan of Subdivision (4-88195). A Comprehensive Design Plan (CDP-9002 and amendments thereto) has been approved with findings that development in accordance with the land use types, densities and intensities as shown on the original Basic Plan will not negatively impact the surrounding transportation system. The applicant is not proposing to exceed the development limitations placed on the site through the subject Basic Plan amendment.

A memorandum from the Subdivision Section dated October 28, 2004 states that the Basic Plan Amendment site plan must indicate areas of denied access, pursuant to record plat VJ 188@22 and all perpetual easements. The Planning Board resolution 88-558 contains significant transportation conditions for development of this property. The Transportation Section has concluded that the proposal will not exceed the development limitations placed on the site.

The Transportation Planning Section has stated that the subject site is subject to several conditions, as a result of the approval of the CDP-9002/04 and the Preliminary Plan application (PB Resolution No. 88-558). These conditions, including the required pro-rata share for the required cash contribution for improving the MD202, will be enforced as the subject application advances to later stages of review.

- (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;**

The Historic Preservation and Public Facilities Planning Section has reviewed this Basic Plan Amendment request and has concluded that the existing fire engine service, the ambulance service and the existing paramedic service are within the travel time guidelines. The existing ladder service is beyond the travel time guidelines. The Section has recommended a fire suppression system to alleviate the negative impacts on fire and rescue services. The project meets the policies of Section 24-122.02, CB –2003 and CB-31-2003 regarding impacts on existing schools. The existing police facilities will adequately serve the population generated by the proposed development.

- (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.**

The subject property is undeveloped. Access to the property is from Largo Center Drive. Portions of the site have been mass-graded and a Detailed Site Plan for rough grading has been previously approved for the property. It may also have been used as a fill storage location when the on-ramp to MD 214 was constructed. Existing trees are located throughout the site and the most heavily forested area is to the east of the subject property. Limited off-site stormwater drains onto the subject property. A perennial stream is located on the eastern portion of the property and is bordered by existing streams. The applicant proposed to preserve this area as an amenity for the subject property. There are no areas of 100-year floodplain or steep slopes on the property. The soils found on the property are Collington sandy loam. There are no rare, threatened or endangered species on the property. There will be adverse noise impacts from MD 214 and Harry S Truman Drive because residential uses are proposed. The property is located in the Southwest Branch watershed of the Patuxent River basin. This property is subject to the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is more than 40,000 square feet in size and there are more than 10,000 square feet of woodlands. The Environmental Planning Section has recommended submission of a Forest Stand Delineation Plan, Type I and Type II Tree Conservation Plans and Noise studies. Conditions of approval have been added to require the same.

The memorandum from the Environmental Planning Section dated January 18, 2005, states:

"The Environmental Planning Section has reviewed the above referenced rezoning application date stamped as received by the Environmental Planning Section on January 14, 2005. This application has been found to generally address the environmental constraints for this site.

"BACKGROUND

"The Environmental Planning Section previously reviewed a Specific Design Plan, SDP -9609, a Type II Tree Conservation Plan, TCPII/118/96, and grading permit applications for this property. Those applications were approved for office buildings.

"Site Description

"This 18.01-acre property is located in the northeast quadrant of the intersection of Central Avenue (MD 214) and Harry S Truman Drive. A review of available information indicates that although streams and wetlands are found on this property, there are no areas of 100-year floodplain, severe slopes or steep slopes with high erodible soils adjacent to the streams and wetlands. Transportation-related noise impacts associated with MD 214 and Harry S Truman Drive will adversely impact this site because residential uses are proposed. The soil found to occur according to the Prince George's County Soil Survey is Collington fine sandy loam, which has no significant limitations with respect to the development of this site. According to information obtained from the Maryland Department of Natural Heritage Program publication entitled "Ecologically Significant Areas in Anne Arundel and Prince George's Counties," December 1997, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads located in the vicinity of this property. The property is located in the Southwest Branch watershed of the Patuxent River basin, in the Largo - Lottsford Master Plan, and in the Developing Tier as reflected in the approved General Plan.

“ENVIRONMENTAL REVIEW

- “1. The 2000 aerial photography available shows that this property is approximately 50 percent forested with what appears to be deciduous tree species of unknown size and quality. A Forest Stand Delineation (FSD) was not included as part of this application and a copy of an FSD could not be found in the Type II Tree Conservation Plan file.

“Recommended Condition: A Detailed Forest Stand Delineation shall be submitted for review and approval with all subsequent applications for this property.

- “2. This property is subject to the requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is more than 40,000 square feet in size, and there are more than 10,000 square feet of woodlands. There is a previously approved Type II Tree Conservation Plan, TCPII/118/96, that was approved in conjunction with an application for a grading permit and later in conjunction with the approval of a Specific Design Plan, SDP-9609.

“The Woodland Conservation Ordinance requirements for this site will be based on the Woodland Conservation Threshold (WCT) of 15 percent for properties in the M-A-C Zone and any $\frac{1}{4}$: 1, 1 : 1, and 2 : 1 replacement requirements associated with the clearing of the woodlands on this site. No further information is required with respect to a Tree Conservation Plan for this application. All subsequent applications will require the submittal of a Type I or Type II Tree Conservation Plan depending on the type of application being submitted for review and approval.

“Recommended Condition: A Type I Tree Conservation Plan shall be submitted with any applications for a Preliminary Plan of Subdivision, Comprehensive Design Plan, Conceptual Site Plan or Special Exception. A Type II Tree Conservation Plan shall be submitted with all applications for Specific Design Plan, Detailed Site Plan or grading permits.

- “3. This site is located along the north side of MD 214, a master plan expressway, and along the east side of Harry S Truman Drive, a master plan arterial roadway. Both of these roadways are known transportation-related noise generators. Based on the Environmental Planning Section Noise Model, the 65 dBA Ldn noise contour for MD 214 extends approximately 680 feet from the centerline of the roadway. Because of the narrowness of the property at its western end where it abuts Harry S Truman Drive, any noise generated by that roadway will be insignificant with respect to the noise generated by MD 214. Based on the baseline data available, the majority of the proposed residential units proposed on this site are located within the 65 dBA Ldn noise contour and will require interior and exterior noise attenuation measures.

“Recommended Conditions:

- “a. All subsequent plan submittals shall reflect the location of the unmitigated 65 dBA Ldn noise contour lines for this property based on a Phase I Noise Study.*

“b. *The Preliminary Plan of Subdivision submittal shall include a Phase II Noise Study that generally reflects the proposed mitigation measures to ensure that all exterior activity areas and interior residential areas meet or exceed the state noise standards.*

“c. *The Specific Design Plan for this site shall include a Phase II Noise Study with specific mitigation measures that will ensure compliance with the state noise standards for exterior and interior residential areas.*

- “4. Streams and areas of wetlands and 100-year floodplain are found to occur on this property. Although this application does not propose any specific land disturbance it does provide a conceptual site layout that would protect the stream and wetland areas on this site. During the review of the Preliminary Plan of Subdivision each of these features and their associated buffers that comprise the Patuxent River Primary Management Area (PMA) shall be identified. Because the Subdivision Ordinance requires that the PMA shall be preserved to the fullest extent possible all disturbances to these features shall be avoided. In the event disturbances are unavoidable, a letter of justification for all proposed PMA impacts will be required. Disturbances solely for the purpose of creating additional density are generally not supported.

“Recommended Condition: All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) and each of its component parts.”

- (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.**

A construction schedule of less than six years is anticipated. A condition of approval has been added to require the applicant to add notes regarding the anticipated construction schedule.

G. Conformance with the Purposes of the Zone Requested:

The purposes of the M-A-C Zone are to:

- (1) **Establish (in the public interest) a plan implementation zone, in which (among other things):**
- (A) **Permissible residential density is dependent upon providing public benefit**

features and related density increment factors; and

- (B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, or public urban renewal plans;**

In approving the original Basic Plan for the property, the District Council determined that the proposed public benefit features would permit development of greater than the base density of 780 residential units, granting a maximum of 1,950 dwelling units in a mix of types. The subject application does not seek to change the number of residential units or density.

- (2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans for Major Metro Centers, New Town Centers, and Corridor City Centers) can serve as the criteria for judging individual physical development proposals;**

In approving the Basic Plan, the District Council specified that the subject property was to be developed as commercial office and hotel uses. The applicant's request to amend the list of permitted uses to include low-rise multifamily residential units and townhouses for this particular parcel alters the above approved uses for the property. However, the subject Basic Plan amendment will provide high-quality, transit-oriented residential development. It will also contribute to the mix of uses within Largo Town Center and will complement future commercial and office uses. Therefore it will meet the goals of the previously approved plans. The proposed conditions of approval will ensure high-quality development. The amendment will also be consistent with the General Plan.

- (3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District; and**

The proximity of Parcel B to the urban amenities like the lake and the park, the major roads and the transit station makes it suitable for residential uses. Also, there is a market for high-quality luxury transit-oriented residential development around transit stations. The proposal will provide high-quality, transit-oriented residential development. It will also contribute to the mix of uses within Largo Town Center and will complement future commercial and office uses. Conditions of approval have been added to ensure high quality design and architecture, to ensure pedestrian connections to around the lake and the urban park and ensure that the proposed development is integrated with the overall development of Largo Town Center. Therefore, the proposal will ensure a comprehensively planned mixed-use development compatible with surrounding uses and public facilities/services to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

- (4) Encourage and stimulate balanced land development.**

The 2002 General Plan suggests additional residential uses may be appropriate in areas adjoining Metro stations. The subject Basic Plan Amendment will provide the additional residential uses. The proposal will provide compact multifamily transit-oriented residential development while retaining the future office and commercial component in Largo Town Center and will help achieve the overall goal of the previously approved plans to provide a mix of uses in Largo Town Center and encourage and stimulate balanced land development.

CONCLUSION:

The applicant has demonstrated conformance with the requirements for amending the Basic Plan as contained in Section 27-197 (©and 27-195 (b) of the Zoning Ordinance. The proposal complies with the Largo-Lottsford Approved Master Plan Amendment and Adopted Section Map Amendment (1990). The proposal also complies with the General Plan. The Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo town Center Metro Areas retains commercial use for the subject property as approved by the previous Basic Plan Amendment. Although the subject property is not within the core area of the Sector Plan and Sectional Map Amendment, it is within the boundaries of the Sector Plan and Sectional Map Amendment. The proposal changes the use of the property from commercial to residential. Therefore, the proposal does not completely conform to the sector plan and sectional map amendment for the Morgan Boulevard and Largo Town Center Metro Areas but it complies with the general goals of the sector plan and sectional map amendment.

Since the subject parcel is not in the core area of the sector plan, it is not subject to the Design Standards Overlay Zone of the sector plan. However, the overall design principles in the sector plan and sectional map amendment will be applicable to the subject site.

The design of the proposal is still an issue. As of the writing of this report, a meeting with the applicant, the citizens and staff is anticipated on January 24, 2005, to review architectural and design concepts for the development that reflect the design principles in the sector plan. A condition of approval has been added that the conceptual architectural concepts and design concepts be approved prior to certificate approval of the subject Basic Plan Amendment so that the applicant has sufficient time to address staff and citizen comments regarding the architectural and design concepts.

Staff therefore recommends APPROVAL the subject Basic Plan Amendment with the following conditions:

1. All previous conditions of approval and CDP considerations listed in the previously approved Basic Plan Amendment (Zoning Ordinance No. 12-1993) and other previous Preliminary Plans and Comprehensive Design Plans will remain in effect unless otherwise modified by the subject Basic Plan Amendment.
2. The Basic Plan Amendment site plan shall include the total area of the site and the area of the wetlands.
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:

Gross Residential Area: 77.4 acres
Base Dwelling Units (10 du/acre): 774 units
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 to be provided by the applicant, pursuant to Section 27-491 (b) of the Zoning Ordinance, with said benefit features being staged in conjunction with residential and commercial development at the time the Comprehensive Design Plan is approved by the Planning Board.

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

4. The applicant shall provide square footage of commercial space for the proposed development if some retail is proposed along the main floors of the multifamily residential development.
5. Parcel B shall have an overall density of 33 DU/acre, consisting of a high-density residential structure on the western portion of the site (8.9 acres) with 450 units at 50.6 DU/acre and 144 townhouses at 15.8 DU/acre on the eastern portion of the site (9.1 acres).
6. Parcel B shall be developed in accordance with the Conceptual Site Plan entitled Exhibit A which shows four to five story townhouse units known as piggy back units (two three-level townhouse units over a two-level townhouse unit) on the eastern portion of the site and four or five story condominiums with lobby entrances and structured parking on the western portion of the site and a fountain plaza and in the central portion of the site.
7. Prior to certification of the subject Basic Plan Amendment, the conceptual architecture and design for the proposal shall be approved. The conceptual architecture and design shall incorporate citizens' and staff's comments during the review of the architecture and design concepts at a meeting on January 24, 2005, between the applicant and staff and citizens.
8. At the time of the submission of the Comprehensive Design Plan for Parcel B, the applicant shall ensure that the proposed architecture and design guidelines that include height, colors, materials, setbacks, architectural features and design elements are reviewed by the Largo Town Center Association, the Largo Civic Association, the Lake Arbor Civic Association and the Kettering Civic Association.
9. The Comprehensive Design Plan package shall include concepts for a water feature/fountain plaza at the entrance to the development, the proposed conceptual architecture, the conceptual landscaping and design guidelines that include height, colors, materials, setbacks, architectural features and design elements. The design guidelines shall follow the design principles listed in the sector plan and sectional map amendment for the Morgan Boulevard and Largo Town Center Areas and principles of transit-oriented development.
10. The Comprehensive Design Plan package shall include an amenities package that lists all the amenities required for a high-quality luxury development. The amenities package shall also include details for redevelopment of the adjacent urban park and contribution details to the Department of Parks and Recreation. The amenities package shall be reviewed by the Largo Town Center Association, the Largo Civic Association, the Lake Arbor Civic Association, and the Kettering Civic Association.
11. The Comprehensive Design Plan package shall include pedestrian connections to the lake and the urban park on the adjacent properties and pedestrian connections to the overall development in

Largo Town Center and pedestrian connections to the Largo Town Center Metro Station.

12. The Comprehensive Design Plan package shall include the location, number and details of the proposed parking for the adjacent urban park. The applicant shall coordinate the location of the parking with the Department of Parks and Recreation.
13. Prior to approval of a Specific Design Plan, the applicant shall request that the Department of Public Works and Transportation consider the use of on-street parallel parking as traffic calming measures on-site, along the frontage of the park.
14. In order to alleviate the negative impact on fire and rescue services due to the inadequate ladder service, a fire suppression system should be installed in each residential unit unless the Prince George's County Fire/EMS Department determines that an alternative method of fire suppression is appropriate.
15. A Detailed Forest Stand Delineation shall be submitted for review and approval with all subsequent applications for this property.
16. A Type I Tree Conservation Plan shall be submitted with any applications for a Preliminary Plan of Subdivision, Comprehensive Design Plan, Conceptual Site Plan or Special Exception. A Type II Tree Conservation Plan shall be submitted with all applications for Specific Design Plan, Detailed Site Plan or grading permits.
17. All subsequent plan submittals shall reflect the location of the unmitigated 65 dBA Ldn noise contour lines for this property based on a Phase I Noise Study.
18. The Preliminary Plan of Subdivision submittal shall include a Phase II Noise Study that generally reflects the proposed mitigation measures to ensure that all exterior activity areas and interior residential areas meet or exceed the state noise standards.
19. The Specific Design Plan for this site shall include a Phase II Noise Study with specific mitigation measures that will ensure compliance with the state noise standards for exterior and interior residential areas.
20. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) and each of its component parts.