



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

BASIC PLAN AMENDMENT (A-9280/81/09)

Application	General Data
Project Name: Crescents at Largo Town Center Location: Northwest of the Intersection of MD 202 and MD 214 Applicant/Address: Largo Metro Development Company, LLC. 8181 Professional Place Landover, MD 20785	Date Accepted: 4/27/2007
	Planning Board Action Limit: N/A
	Plan Acreage: 18.01
	Zone: M-A-C
	Dwelling Units: N/A
	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
Amendment of Conditions 5 and 6 of A-9280/81/06 for Parcel B, rearrangement of approved land uses, and addition of hotel use.	Adjoining Property Owners Previous Parties of Record Registered Associations: 1/29/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: N/A

Staff Recommendation		Staff Reviewer: LAXMI SRINIVAS	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

September 26, 2007

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-9280/81/09**
Amendment of Basic Plan (A-9280/A-9281)

REQUEST: Amendment of basic plan to amend Conditions 5 and 6 of A-9280/81/06 for Parcel B,
rearrangement of approved land uses on Parcel B and addition of hotel use

RECOMMENDATION: **Approval with conditions**

NOTE:

The Planning Board has scheduled these applications for a public hearing on the agenda date indicated at the top of the cover sheet. 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, Parcels 1-4, Block 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.

B. 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-U-I Zone.

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

- Arena Drive on the north
- MD 214 (Central Avenue) on the south
- Landover Road on the east
- Capital Beltway on the west

The subject site 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.

C. 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]). 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 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:

LTC Basic Plan Amendment Actions	Date Approved	Purpose
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 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.

LTC Basic Plan Amendment Actions	Date Approved	Purpose
A-9280/81/08	Pending	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.

Comprehensive Design Plans

The following table contains a chronology of the comprehensive design plans for Largo Town Center:

CDP Actions	Date Approved	Purpose
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

CDP Actions	Date Approved	Purpose
		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-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.

Specific Design Plans

Several specific design plans (SDPs) have been approved for various parcels throughout Largo Town Center.

Preliminary Plans

On November 17, 1988, the Planning Board approved Preliminary Plan 4-88195 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). Parcels 1 and 2 of Parcel B were platted on August 28, 1997 and Parcels 3 to 4 were platted on October 29, 1999.

History—Subject Property

On July 11, 2005, the District Council approved the sixth Basic Plan Amendment for Parcel B, A-9280/81/06. The Basic Plan Amendment changed Parcel B from commercial and office uses (868,000 square feet) to residential, allowing a maximum of 600 dwelling units and a minimum of 15,000 square feet of commercial uses.

CDP-9002/07 was submitted in May 2005 for the subject property and was later withdrawn. CDP-9002/08 was submitted in September 2007. 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 and approximately 15,000 square feet of hotel use. It also proposes several public benefit features.

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

Master Plan—The May 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the M-A-C (Major Activity Center) Zone. Staff notes that the 2004 sector plan updates the 1990 Largo-Lottsford master plan. The application does not conform to the land use recommendations of the Sector Plan and SMA for office and commercial uses on this development site.

General Plan—The 2002 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 proposes to amend the existing Basic Plan for Parcel B (A-9280/81/06) approved by the District Council on July 11, 2005. Specifically, the applicant is requesting an amendment to Conditions 5 and 6 of the Basic Plan and the relocation of the commercial space for the low- density building on the eastern portion of the site to the high-density mixed use area on the western portion of the site. The subject Basic Plan amendment will retain the maximum 600-unit cap but will provide some flexibility regarding the number of dwelling units and heights in each section of the project. This flexibility is required to respond to site and market conditions. The applicant is also requesting some flexibility in the number of dwelling units and heights of buildings in each phase of the project.

Conditions 5 and 6 of A-9280/81/06 state the following:

- (5) **Parcel B shall have an overall density of 33 DU/acre or more, 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 a high-density structure on the eastern portion of the site (9.1) acres, with a minimum density of 20 DU/acre, and with the first floor reserved for commercial uses. A minimum of 15,000 square feet of commercial uses is required for the eastern structure. Structures shall be five stories or higher, and total dwelling units shall not exceed 600.**
- (6) **Parcel B shall be developed in accordance with a revised Conceptual Site Plan, a revision of Exhibit 45, to show the residential and commercial uses approved in Condition 5, for the eastern portion of the site; four- or five-story condominiums, on the western portion; and lobby entrances and structured parking, including a fountain and plaza in the central portion.**

Condition 5 specifies that all structures shall be five stories or higher. Condition 6 calls for four- or five-story condominiums in the west end. The Basic Plan drawing approved by the Zoning Hearing Examiner (Illustration 1), however, indicates the west end high-density residential buildings should be between four- to eight stories and the stacked townhouse units in the east end should be a

minimum of five stories. The applicant is also proposing a possible hotel in response to feedback from local civic groups. Staff notes that a hotel is a permitted use in the M-X-C Zone.

The above conditions are overly restrictive and inhibit opportunities to readily adapt to changing market trends. They also create confusion regarding the overall height of the buildings in each portion of the site. In order to avoid confusion and gain some flexibility to respond to site and market conditions, the applicant is proposing the following conditions in lieu of Conditions 5 and 6:

- The maximum overall residential density for the site shall be 33.33 dwelling units per acre and shall be limited to no more than 600 dwelling units.
- Commercial retail/office space is to be located entirely within the two mid-rise mixed-use buildings located in the west portion of the property. The amount of commercial retail/office space will be between 32,000 to 36,000 square feet and will include community center and lobby space. The number of residential dwellings may range between 240 to 275 units. The mixed-use buildings shall be a minimum of between five-to eight stories. The community and commercial space and uses, including multifamily dwellings, may be combined with approximately 15,000 square feet of hotel uses. In the event of major changes in market conditions, a hotel can be substituted as a permitted use in lieu of mid-rise multifamily dwellings in the west end of the site. A hotel can be permitted either as an independent use, in lieu of multifamily dwellings, or as part of a mixed-use concept for the west end of Parcel B, subject to traffic limitations.
- The stacked dwellings in the east portion of the site shall be between a minimum of four-to five stories, with between 134 to 150 dwelling units. This recognizes the fact that topographical conditions, throughout the entire site, may not allow uniform building heights (stories) as proposed. The intent in providing a range of building heights and number of units is to avoid the need for future amendments of the Basic Plan.
- The low-rise multifamily buildings in the central portions of the site shall be between a minimum of four- to five stories and contain between 190 to 220 dwellings.

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.**

Staff finds that the proposed basic plan amendment does not propose an increase in land area or increase in land use intensity or density.

On April 26, 2007, 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 April 26, 2007.

- (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 June 25, 2007. Additional time to transmit the Planning Board's comments was requested. The applicant has requested a Planning Board Hearing on October 11, 2007. The Planning Board's recommendation will be transmitted to the Zoning Hearing Examiner after October 11, 2007.

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 most recent approved Basic Plan for the subject property (A-9280/81/06) approved a maximum of 600 dwelling units and a minimum of 15,000 square feet of commercial space. The subject amendment retains the maximum 600 dwelling units cap and increases the proposed commercial space to 32,000 to 36,000 square feet. Approximately 15,000 square feet of hotel uses is also proposed. A basic plan amendment is not necessary to increase the commercial space square footage. The previous basic plan amendment approved a minimum 15,000 square feet of commercial area. However, an amendment is required to add the hotel use and rearrange the proposed uses on the eastern and western portions of the property.

Consistency with previously approved land use intensities/densities

The most recent approved basic plan amendment for Largo Town Center and the subject property (A-9280/9281/06) established the following land use quantities:

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

Parcels	Commercial (square feet)	Residential (dwelling units)
Built (Parcels A, C, E, H, F1-2, G1-2)	284,000	970
Parcel 1A, 1B (proposed/pending)	1,048,974	350
Parcel B (approved)	15,000	594
Subject Parcel I (proposed/pending)	160,000	300
Total	1,507,974	2,214
Total residential without Parcel 1A and 1B and Parcel I		1,544

Parcels	Commercial (square feet)	Residential (dwelling units)
Maximum LTC Development Caps	2,300,000	1,935

The proposed residential cap and commercial square footage is substantially lower than the caps established by the previously approved basic plan amendment.

The pending basic plan amendment applications for Parcels 1A and 1B and Parcel I are not considered for establishing the overall residential caps proposed by the current application. The subject property is already approved for a maximum of 600 residential units.

Consistency with the General Plan

The Community Planning Division staff, in a memorandum dated June 18, 2007, states that the application is generally consistent with the 2002 General Plan Development Pattern policies for a metropolitan center. Specifically, the site is located one-half mile southeast of the Largo Town Center Metro Station and is within the edge of the Largo Town Center Metropolitan Center.

The proposal is consistent with the vision for Centers and Corridors and the vision for the Developing Tier. 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. 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.

Consistency with the Sector Plan

The May 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the M-A-C (Major Activity Center) Zone. The sector plan recommends office and commercial uses on the subject property. The application is similar to the previously approved Basic Plan Amendment for the subject property (A-9280/81/06). During the review of the previous application, staff determined that the application was not in conformance with the land use recommendations of the 1990 Largo-Lottsford Master Plan. The District Council approved the application in July 2005.

The application is in general conformance with the sector plan's 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.

Relocating the commercial component to the western portion of the property increases the viability of the commercial component and provides a centrally located congregation point for all residents living in developments around the lake. Also, the western end of the site is a more accessible and publicly visible location than the eastern portion of the site.

In order to ensure consistency of the proposal with the overall goals of the sector plan and General Plan, staff is modifying the conditions of approval proffered by the applicant and adding another condition as follows:

- Stacked, low-rise and mid-rise dwellings shall be proposed for the subject property. The stacked dwellings in the eastern portion of the property shall have 134 to 150 dwelling units

and 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 shall be four- to five stories high. The mixed-use mid-rise buildings in the western portion of the property shall have 240 to 275 dwelling units and shall be five- to eight stories.

- The maximum overall residential density for the site shall be 33.33 dwelling units per acre and shall be limited to no more than 600 dwelling units.
- 32,000 to 36,000 square feet of commercial retail/office space shall be located entirely within the mixed-use mid-rise buildings located in the western portion of the property. The proposed buildings shall include a community center and lobby space.
- A hotel (of approximately 15,000 square feet) shall be permitted in the western portion of the property either as an independent use, in lieu of the multifamily dwellings, or as part of a mixed-use concept for the western portion of the property, subject to traffic limitations.
- If a comprehensive design plan is approved for multifamily dwellings on the western portion of the property and a hotel is proposed at a later date, a new comprehensive design plan shall be filed for adding the hotel use.

(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 retail component proposed with this application is for ancillary service retail that would serve as accessory or supporting uses to the residential component. So, this finding does not apply. The retail component provides a mixed-use development on the property and provides the retail amenities for the residential use on the property. The mixed-use development is consistent with the overall goals of the sector plan and master plan.

(C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one-hundred (100) percent 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 Transportation Planning Section has determined that the proposed basic plan amendment would not change the transportation level of service anticipated by the master plan on any transportation link within the study area of this site. The proposed use would not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General Plan or area master plans.

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 (PGCPB Resolution No. 88-558). These conditions, including the required pro-rata share for the required cash

contribution for improving MD 202, 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 memorandum from the Historic Preservation and Public Facilities Planning Section has determined that the subject development will not be an unreasonable burden on available public facilities. The section has also concluded that the existing fire and police services are adequate. The proposed residential development is subject to the school facilities surcharge fees established by County Council bill CB-31-2003. Compliance with the requirements of C-B31-2003 will be reviewed during the subdivision review process for the subject proposal.

- (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. The Environmental Planning Section has determined that the subject proposal generally addresses the site constraints for the subject property. A perennial stream is located on the eastern portion of the property and is bordered by existing streams. There are no areas of 100-year floodplain or steep slopes on the property. The soils found on the property are Collington, mixed alluvial and Westphalia series. There are no rare, threatened or endangered species on the property. There will be adverse noise impacts because residential uses are proposed. The property is located in the Southwest Branch watershed of the Patuxent River basin. The site is not within the designated network of the *Countywide Green Infrastructure Plan*.

Conditions of approval have been added to be addressed at the time of the comprehensive design plan review. The conditions address submission of a natural resources inventory, tree conservation plans, stormwater management concept approvals and noise studies.

With the proposed conditions, the subject proposal will be environmentally compatible with the surrounding land uses.

- (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 will most likely 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. The applicant has stated that the construction will be completed in four phases. A condition of approval has been added to require the applicant to include 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 greater than the base density of 774 residential units, granting a maximum of 1,935 dwelling units in a mix of types. The subject application does not seek to change the overall approved number of residential units or density. The previously approved basic plan amendment states that 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. Conditions of approval have been added to address the public benefit features during the review of the comprehensive design plan.

- (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;**

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 overall goals of the previously approved plans, the Sector Plan and the General Plan. The proposed conditions of approval will ensure high-quality development.

- (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 proposed retail component will be an amenity for the residential uses. It will also contribute to the mix of uses within Largo Town Center and will complement future commercial and office uses. During the review of the previous Basic Plan Amendment, conditions of approval were 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. The conditions of approval have been retained. 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 county's planning efforts are intended to guide land use policy in a manner that encourages and stimulates 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 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.

H. Referral Comments:

1. The Historic Preservation and Public Facilities Planning Section (memorandum dated May 4, 2007) states that the proposal has no effect on historic resources.
2. The Subdivision Section (memorandum dated September 20, 2007) states that the subject property is known as largo Town Center, Parcels 1 to 4, Block b. It was the subject of a Preliminary Plan (4-88195) and a final Plat (5-97114) approved in 1988 and 1997. the final plat was recorded in Plat Book 188, Plat 22 on October 29, 1999.
The subject Basic Plan amendment may affect various transportation conditions. The Basic Plan does not show the denied access for most of the site's frontage along Largo Town Center and all of Central Avenue. A condition of approval has been added to require the applicant to show the denied access.
3. The Department of Parks and Recreation (memorandum dated August 29, 2007) states that the proposed amendment to the basic plan does not negatively impact the public recreational facilities package established in the original approval and subsequent revisions to the basic plan. The Department has added conditions of approval for providing public amenities during the comprehensive design plan stage.
4. The Urban Design Review Section (memorandum dated June 8, 2007) has required conditions of approval for showing the correct heights of all the stacked, low-rise and mid-rise buildings. A condition of approval has been added to require the same. The Section has recommended a condition to change the phasing of the project. The applicant has objected to the condition. The applicant (in a memorandum dated July 17, 2007) states that the phasing has been developed to address market conditions and coordinate the construction of public improvements. There is no requirement in the Zoning Ordinance or the Basic Plan approval that requires a modification of the phasing plan. Staff agrees with the applicant and does not recommend a condition to modify the phasing plan for the proposal.
5. The Community Planning Division (memorandum dated October 18, 2006) states The May 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and*

Largo Town Center Metro Areas retained the subject property in the M-A-C (Major Activity Center) Zone.

The 2002 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 TownCenter 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.

The memorandum from the Community Planning Division states:

- “The application is consistent with the 2002 General Plan Development Pattern policies for a Metropolitan Center.
- “The application does not conform to the land use recommendations of the 1990 *Approved Largo-Lottsford Master Plan Amendment and Adopted Sectional Map Amendment* for office and commercial uses on this development site.
- “The application is similar to the concept reviewed in January 2005 (Case No. A-9280/81/06). The staff determined that this application was not in conformance with the land use recommendations of the 1990 Largo-Lottsford Master Plan. The Planning Board took no action on the staff recommendation for disapproval but referred the case to the District Council. The District Council approved the application in July 2005 with conditions.

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 32,000 – 36,000 square feet of retail/commercial space plus up to 600 high-density multifamily and single-family attached residential dwellings. The proposal would also allow the retail/commercial space to be located at the western end of the site with the high-density multifamily units rather than be distributed throughout the site.

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.

“Master Plan:	<i>Largo-Lottsford Approved Master Plan Amendment & Adopted Sectional Map Amendment (1990).</i>
“Planning Area/ Community:	Planning Area 73/Northampton Community
“Land Use:	<p>Mixed Residential, Office Commercial, and Retail. The master plan (page 78) contains recommendations for the development of the LargoTown 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.’</p> <p>Landover Mall was demolished in 2006 with the exception of the still-operating Sears department store. M-NCPPC is currently preparing a new sector plan for the former mall site and the area around it (renamed the Landover Gateway area).</p>
“Environmental:	None identified
“Historic Resources:	None identified
“Transportation:	<p>Central Avenue (MD 214) and Landover/Largo Roads (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/Largo Roads are connected by a grade-separated interchange. The nearest Metrorail facility is the Largo Town Center Metro Station.</p>
“Public Facilities:	None identified
“Parks & Trails:	A Class III bicycle trail is proposed for Harry S Truman Drive adjacent to the project site.
“SMA/Zoning:	The 1990 <i>Largo-Lottsford Master Plan/SMA</i> 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.

“With respect to the proposed development site’s location, 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 non-residential 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 Prince George’s County Department of Public Works & Transportation (DPW&T) and the 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 600 residential units is limited to two points along Largo Center Drive. The applicant should work with DPW&T and, if necessary, SHA to ensure adequate and safe vehicular access onto, and off of, the site.”

STAFF COMMENT: It should be pointed out that the subject property lies within the boundaries of the 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas*. Pursuant to Council Resolution 36-2004, the 2004 sector plan supersedes the Largo-Lottsford master plan. The sector plan recommends office and commercial uses on this development site.

6. The Transportation Planning Section (memorandum dated July 30, 2007) states that the proposed basic plan amendment would not change the transportation level of service anticipated by the master plan on any transportation link within the study area of this site. The proposed use would not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General Plan or area master plans.

The Section also states 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 (PGCPB Resolution No. 88-558). These conditions, including the required pro-rata share for the required cash contribution for improving MD 202, will be enforced as the subject application advances to later stages of review.

7. The Environmental Planning Section (memorandum dated June 1, 2007) states that the subject property is undeveloped. The subject proposal generally addresses the site constraints for the subject property. A perennial stream is located on the eastern portion of the property and is bordered by existing streams. There are no areas of 100-year floodplain or steep slopes on the property. The soils found on the property are Collington, mixed alluvial and Westphalia series. There are no rare, threatened or endangered species on the property. There will be adverse noise impacts because residential uses are proposed. The property is located in the Southwest Branch watershed of the Patuxent River basin. The site is not within the designated network of the Countywide Green Infrastructure Plan.

Conditions of approval have been added to be addressed at the time of the comprehensive design plan review. The conditions address submission of a natural resources inventory, tree conservation plans, stormwater management concept approvals and noise studies.

8. The Historic Preservation and Public Facilities Planning Section (memorandum dated May 31, 2007) states that the subject development will not be an unreasonable burden on available public facilities. The section has also concluded that the existing fire and police services are adequate. The proposed residential development is subject to the school facilities surcharge fees established by County Council bill CB-31-2003. Compliance with the requirements of CB-31-2003 will be reviewed during the subdivision review process for the subject proposal.
9. The State Highway Administration (memorandum dated June 21, 2007) has no objections to the subject proposal.

I. **Conclusion:**

The subject proposal is in conformance with the requirements for amending the basic plan as contained in Section 27-197(c) and 27-195(b) of the Zoning Ordinance. The proposal is in general conformance with the *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo town Center Metro Areas*. The proposal also complies with the General Plan. The sector plan and SMA recommends office and commercial uses for the subject property. The subject proposal does not alter the development caps approved by the previous basic plan amendment for the subject property (A-9280/81/09). The applicant is requesting a modification to Conditions 5 and 6 of the previous approval and requesting some flexibility for the heights and number of dwelling units in each section of the project. The applicant has proffered some conditions and staff has recommended a modification to the proffered conditions.

In conclusion, the proposal is consistent with the overall goals of the General Plan and the sector plan.

Staff therefore recommends APPROVAL of the subject basic plan amendment with the following conditions:

1. **All previous conditions of approval with the exception of Conditions 5 and 6 and CDP considerations listed in the previously approved basic plan amendment (Zoning Ordinance No. 4-2005) and other previous preliminary plans and comprehensive design plans will remain in effect unless otherwise modified by the subject basic plan amendment.**
2. The applicant shall provide a data table clearly showing 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 overall Largo Town Center.
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 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. **Stacked, low-rise and mid-rise dwellings shall be proposed for the subject property. The stacked dwellings in the eastern portion of the property shall have 134 to 150 dwelling units and 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 shall be four-to five stories high. The mixed-use mid-rise buildings in the western portion of the property shall have 240 to 275 dwelling units and shall be five- to eight stories.**
5. **The maximum overall residential density for the site shall be 33.33 dwelling units per acre and shall be limited to no more than 600 dwelling units.**
6. **32,000 to 36,000 square feet of commercial retail/office space shall be located entirely within the mixed-use mid-rise buildings located in the western portion of the property. The proposed buildings shall include a community center and lobby space.**
7. **A hotel (of approximately 15,000 square feet) shall be permitted in the western portion of the property either as an independent use, in lieu of the multifamily dwellings, or as part of a mixed-use concept for the western portion of the property, subject to traffic limitations.**
8. **If a comprehensive design plan is approved for multifamily dwellings on the western portion of the property and a hotel is proposed at a later date, a new comprehensive design plan shall be filed for adding the hotel use.**
9. The comprehensive design plan application shall include the exact break up of the proposed office square footage, the ancillary retail uses and the bank. 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.

10. The comprehensive design plan application shall include a conceptual site plan showing the location of the residential, commercial retail/office and parking structures, the vehicular access points, vehicular circulation, pedestrian access points, pedestrian circulation, community and lobby space, extent of landscape buffers, all easements, etc. The heights of the stacked, low-rise and mid-rise dwelling units shall be correctly shown.
11. Prior to acceptance of the CDP the application package shall be evaluated to ensure that it contains a signed Natural Resources Inventory. All future plans shall reflect the information shown on the signed NRI.
12. 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.
13. At time of CDP review, a TCPI shall be submitted which addresses the preservation of priority woodlands as identified by the signed NRI.
14. 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.
15. 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.
16. Prior to acceptance of the CDP, the application package shall be evaluated to ensure that it contains an evaluation of the existing stream on-site, and the down stream condition of the stream prior to entering Lake Largo. If indicated, a restoration plan for the stream on-site and the immediate downstream reach impacted by the increased stormwater management for this site shall also be contained in the SDP package.
17. 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 for the subject property whenever possible.

18. At time of SDP review, the lighting plan for the site shall be reviewed to address the reduction of overall sky glow, the minimization of spillover of light from one property to the next, the reduction of glare from light fixtures, and the use of full cut-off optical cut-off light fixtures.
19. The CDP application for the subject property 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 approved or the noise model used by the Environmental Planning Section.
20. The preliminary plan of subdivision or specific design plan for the subject property, whichever precedes, shall include a Phase II Noise Study that generally reflects the 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.
21. The comprehensive design plan package shall include a public amenities package including a 2,000 square foot water play area (Jumping Jewels), pedestrian bridge, stone boulders, electrical and water connection 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.
22. The applicant, his successors, and/or assignees shall construct the off-site recreational facilities in phase with development. Prior to issuance of the 136th building permit (238 dwelling units) in Parcel B, the off-site recreational facilities shall be completed.
23. The applicant, his successors, and/or assignees shall provide adequate, private recreational facilities on site in accordance with the standards outlined in the *Parks and Recreation Facilities Guidelines*. At the time of comprehensive design plan, the private recreational facilities shall be reviewed by the Urban Design staff.
24. The comprehensive design plan shall show the location and details of the proposed 50-space parking lot to serve park visitors. The applicant shall coordinate with DPR staff to determine an acceptable location for the parking lot prior to CDP approval.
25. Prior to certificate approval of the comprehensive design plan, the applicant and M-NCPPC shall enter into easement agreement for the 50 parking spaces in the parking garage to be available to park visitors during park operation hours.
26. Prior to approval of the comprehensive design plan, the applicant shall obtain DPW&T approval for the 68 on-site parking spaces along the Largo Center Drive to be available for park visitors.
27. The comprehensive design plan application shall include:
 - a. Design standards that establish design and review parameters, including setbacks, lot coverage, and other design standards for the materials, architecture and signage for the entire site.
 - b. A pedestrian circulation plan including the pedestrian path network, the location and design of pedestrian crossing and other protective measures that protect the pedestrian from vehicular traffic.

- c. Proposed buffering and screening design, specifically relating the residential development to internal and external uses.
- 28. The denied access along Largo Town Center Drive and Central Avenue shall be shown on the Basic Plan Amendment site plan.