



## Detailed Site Plan

### 1020 Largo Center Drive Sunoco

## DSP-23017

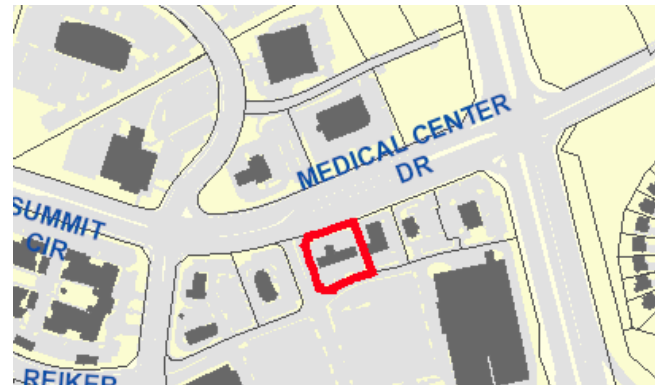
REQUEST	STAFF RECOMMENDATION
Raze an existing 912-square-foot gas station and food and beverage store, to replace it with a 3,197-square-foot gas station and food and beverage store.	APPROVAL with conditions

**Location:** On the south side of Largo Center Drive, approximately 500 west of its intersection with MD 202 (Landover Road).

Gross Acreage:	0.74
Zone:	RTO-H-E
Prior Zone:	M-A-C/D-D-O
Reviewed per prior Zoning Ordinance:	Section 27-1903(e)(1)
Dwelling Units:	N/A
Gross Floor Area:	3,197 sq. ft.
Planning Area:	73
Council District:	06
Municipality:	N/A

**Applicant/Address:**  
NSR Petro Services, LLC  
7303 Hanover Parkway, Suite A  
Greenbelt, MD 20770

**Staff Reviewer:** Te-Sheng (Emery) Huang  
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Planning Board Date:	07/18/2024
Planning Board Action Limit:	Waived
Staff Report Date:	07/03/2024
Date Accepted:	03/14/2024
Informational Mailing:	06/16/2023
Acceptance Mailing:	03/12/2024
Sign Posting Deadline:	06/18/2024

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-23017  
1020 Largo Center Drive - Sunoco

The Urban Design Section has reviewed the detailed site plan for the subject property and recommends APPROVAL, with conditions, as described in the Recommendation section of this technical staff report.

**EVALUATION CRITERIA**

The subject property is within the Regional Transit-Oriented, High-Intensity-Edge (RTO-H-E) Zone. It was previously located within the Major Activity Center (M-A-C) Zone and the Largo Town Center Development District Overlay (D-D-O) Zone. Pursuant to Section 27-1903(e)(1), "[e]xisting gas station principal uses may elect to utilize the prior ordinance for any modification, alteration, or expansion, including the complete demolition and reconstruction on-site, until April 1, 2024." This DSP proposes the on-site demolition and reconstruction of an existing gas station. The subject detailed site plan was accepted on March 14, 2024, and the applicant has elected to have this application reviewed under the prior Zoning Ordinance. Staff considered the following in reviewing this detailed site plan:

- a. The requirements of the *2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment*;
- b. The requirements of the prior Prince George's County Zoning Ordinance for the Major Activity Center (M-A-C) Zone;
- c. The requirements of Comprehensive Design Plan CDP-8804;
- d. The requirements of Comprehensive Design Plan CDP-8905;
- e. The requirements of Comprehensive Design Plan CDP-9002 and its amendments;
- f. The requirements of Preliminary Plan of Subdivision (PPS) 4-88195;
- g. The requirements of Specific Design Plan SDP-8950 and its amendments;
- h. The requirements of the 2010 *Prince George's County Landscape Manual*;
- i. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;

- j. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- k. Referral comments; and
- l. Community feedback.

## FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommend the following findings:

1. **Request:** The property is currently improved with structures for gas station and food or beverage store uses as part of the Largo Town Center Shopping Center. The subject detailed site plan (DSP) seeks to raze the existing 912-square-foot building, housing the gas station and food and beverage store, and replace it with a 3,197-square-foot building and other physical improvements necessary for a new gas station and food and beverage store.
2. **Development Data Summary:**

	EXISTING	EVALUATED
Zone (s)	RTO-H-E	M-A-C/D-D-O
Use(s)	Gas station and food and beverage store	Gas station and food and beverage store
Gross tract acreage	0.74	0.74
Parcels	1 (Parcel 5; formerly known as Parcels 3–8, Block A)	1 (Parcel 5; formerly known as Parcels 3–8, Block A)
Gross floor area	912 sq. ft. (to be razed)	3,197 sq. ft

## Other Development Data

### Parking Requirements

Code Requirements	Required	Provided
Retail (3,197 sq. ft.)* Min. 3 spaces per 1,000 sq. ft. Max. 4 spaces per 1,000 sq. ft.	10 (min.) - 13 (max.)	10
Gas station** 1 space per each employee	1	1
<b>Total</b>	<b>11-14</b>	<b>11</b>
Standard car spaces (9 feet x 18 feet)***		9
Handicap van-accessible		1
Electric vehicle parking spaces		1

**Notes:** \*Parking requirements per the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (sector plan), as identified in Table 16: Parking Space Requirement on pages 167 and 168.

\*\*Pursuant to Section 27-548.23(c) of the prior Zoning Ordinance, the location, size, height, design, lot coverage of structures, parking and loading, signs, open space, and other regulations may be specified in the text, concept plans, and maps in the development district standards. The sector plan contains off-street parking requirements, as identified in Table 16: Parking Space Requirement on pages 167 and 168. However, the sector plan contains no requirements for the number of parking or loading spaces for a gas station use. Therefore, parking and loading is proposed per Section 27-568(a) of the prior Zoning Ordinance.

\*\*\*The minimum size for standard (non-compact), non-parallel off-street parking spaces shall be 9 feet by 18 feet, per the sector plan (page 166).

### Loading Spaces

Code Requirements	Required	Provided
Retail sales and service* (3,197 sq. ft.)	1 space (12 feet x 33 feet) for gross floor area (GFA) ranging from 2,000 to 10,000 sq. ft.	1

**Note:** \*The sector plan does not have a standard for required loading spaces. Pursuant to Section 27-582(a) of the prior Zoning Ordinance, one loading space is required for a food and beverage store, and there is no loading space requirement for a gas station.

### Bicycle Spaces

Page 165 of the sector plan notes, “[b]icycle parking should be provided in structured parking garages and surface parking lots based on a site-by-site needs basis. Appropriate location, number of racks, and level of access for each facility depends on the anticipated use of the site or building.” The subject DSP includes two U-shaped bicycle racks, providing four bicycle parking spaces, to be located in front of the proposed food or beverage store entrance. Staff find that the location and number of the proposed racks are appropriate to the development.

- 3. Location:** The subject property is located on the south side of Medical Center Drive (previously known as Arena Drive), approximately 500 feet west of its intersection with MD 202 (Landover Road).
- 4. Surrounding Uses:** The site is bounded to the north by Medical Center Drive and commercial/industrial uses beyond including a bank, drug store, and a consolidated storage facility. These properties are in the Regional Transit-Oriented, High-Intensity-Edge (RTO-H-E) Zone, formerly the Mixed Use-Infill (M-U-I)/Development District Overlay (D-D-O) Zones. To the east, south, and west of the property is development in the Largo Town Center shopping center. All properties within the Largo Town Center are in the current RTO-H-E Zone, formerly the M-A-C and D-D-O Zones.

5. **Previous Approvals:** The applicant's statement of justification states that, as a result of the rezoning of the property to M-A-C/D-D-O Zones, the prior zoning and site plan conditions are no longer applicable, as they were superseded by the D-D-O requirements. However, this is incorrect, as page 127 of the sector plan states: "Development District Standards replace comparable standards and regulations required by the Zoning Ordinance.... For development standards not covered by the Largo Town Center sector plan area DDOZ, the Zoning Ordinance, and the Landscape Manual shall serve as the requirement as stated in Section 27-548.21." (emphasis added) The underlying zone is M-A-C, a comprehensive design zone, which is established on a property through the approval of a basic plan, comprehensive design plan, and specific design plan, and governed by the standards and regulations that are part of those zoning approvals and serve as the "Zoning Ordinance" for the subject property. Therefore, the underlying approvals of the M-A-C Zone are only superseded by comparable D-D-O Zone requirements, and for standards not in the D-D-O Zone, the underlying zoning approvals apply.

Staff has undertaken a comprehensive review of the basic plan, comprehensive design plan, and specific design plan approvals for the subject property, as follows, and in findings below, to determine any standards or requirements that are not replaced or superseded by the D-D-O Zone.

#### Basic Plan

The original basic plans for the Largo Town Center development, A-9280 and A-9281 (PGCPB Resolution Nos. 78-46 and 78-47), were approved with the 1978 *Largo-Lottsford Sectional Map Amendment*, which placed approximately 183 acres in the M-A-C Zone, by the adoption of Prince George's County Council Resolution CR-75-1978. Dwelling units were capped at 1,950 on 78 acres, and up to 2.3 million square feet of commercial space and 300,000 square feet of retail space were approved. 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 subject property was part of Parcel A, as shown on A-9280 and A-9281, and proposed for commercial/retail uses. The following table contains a chronology of Largo Town Center zoning and development review actions:

Basic Plan Actions	Date Approved	Purpose	Applicability
A-9280 A-9281	6/07/1978	Original Basic Plan approved upon adoption of 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, 2.3 million square feet of commercial space, and 300,000 square feet of retail space.	Yes (No relevant conditions)

Basic Plan Actions	Date Approved	Purpose	Applicability
A-9280-01 A-9281-01	5/23/1988	Basic Plan amendment changed the density and intensity, to reflect several right-of-way impacts through the intervening years (Zoning Ordinance 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.	Yes (No relevant conditions)
A-9280-02 A-9281-02	9/25/1989	Basic plan amendment allowed gas station as a permitted use (ZO-57-1989). Included the previous 13 conditions and 14 CDP considerations; retained same development potentials.	Yes (No relevant conditions)
A-9280-03 A-9281-03	6/14/1993	Basic plan 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 District Council review of uses on Parcel A and senior housing on Parcel C. Base dwellings were adjusted to 780 units, which is consistent with the original approval, with a public benefit increment factor allowing up to 1,170 additional units for a maximum 1,950 dwellings.	Yes (No relevant conditions)
A-9280-04 A-9281-04	10/05/1993	Basic plan amendment was requested, to increase retail by another 250,000 square feet while decreasing by like amount of office/commercial space. The application was <b>held</b> and never withdrawn.	N/A
A-9903	4/26/1994	Basic Plan amendment rezoned ±4 acres of Parcel D from the C-O Zone to the M-A-C Zone and added the land area to the Basic Plan (ZO-19-1994). Previous conditions and considerations were carried forward.	N/A (Parcel D)
A-9280-05 A-9281-05	10/10/2003	Basic plan amendment was requested for Block D, to add 380 high-rise apartments and townhouses. Technical staff recommended disapproval and the application was <b>withdrawn</b> .	N/A
A-9280-06 A-9281-06	7/11/2005	Basic Plan amendment for Parcel B was approved (ZO-4-2005). The amendment changed the use on Parcel B from commercial and office (868,000 square feet) to residential; approved a maximum of 600 residential dwellings; approved a minimum of	Yes (No relevant conditions)

Basic Plan Actions	Date Approved	Purpose	Applicability
		15,000 square feet of commercial space as part of the mixed-use component; and established building height and other development regulations for Parcel B. The base density was again set at 774 dwellings, with a public benefit allowing an additional 1,170 dwellings, for a total of 1,935 dwelling units.	
A-9903-02 A-9280-07 A-9281-07	Unknown	Basic plan amendment was approved for Parcel D, requesting a change of use, to promote transit-oriented mixed-use development by allowing the addition of 350 multifamily dwellings to the currently approved commercial office space. The proposal consists of 1.05 million square feet of office space, 54,000 square feet of retail space, and 350 residential condominiums. Final decision was not found.	N/A (Parcel D)
A-9280-08 A-9281-08	9/22/2008	Basic plan amendment was approved for Parcel 2, Block D (former Parcel 1), to add 300 mid-rise condominiums in addition to the 160,000 square feet of office space, which was originally approved to be constructed within a five-story office building, and a full-service bank (ZO-25-2008).	Yes (Condition 5)
A-9280-09 A-9281-09	7/21/2008	Basic plan amendment was approved for Parcel B (ZO-20-2008). The approved density of 600 dwellings was retained, but allowed a modest range of dwelling unit types, building heights, and between 32,000 to 36,000 square feet of mixed-use retail/office space on the first floor of the multifamily buildings on the west end.	Yes (No relevant conditions)

Condition 5 from A-9280-08 and A-9281-08 (ZO-25-2008) contains the maximum land use quantity for commercial density for the entirety of the 175-acre M-A-C-zoned Largo Town Center. Given the properties subject to A-9280-08 and A-9281-08 that have been rezoned out of M-A-C, and the amount of commercial already developed, the small increase proposed with this DSP falls well within the maximum 300,000 square feet of gross floor area of retail commercial space permitted by the basic plan.

### **Comprehensive Design Plan**

Comprehensive Design Plan CDP-8804 was approved by the District Council on October 31, 1988 (PGCPB Resolution No. 88-479), which included 1.745 million square feet of commercial floor area for the Largo Town Center development. CDP-8804 was superseded by CDP-9002 (PGCPB Resolution No. 90-94), which was affirmed by the District Council on April 16, 1990, and its subsequent amendment applications. The latest CDP associated with the subject property is CDP-9002-10. The following table summarizes Prince George's County Planning Board and Prince George's County District Council actions taken on CDPs for the Largo Town Center:



CDP Actions	Date Approved	Purpose	Applicability
CDP-8804	10/31/1988	District Council affirms PGCPB Resolution No. 88-479 for various uses and densities for all parcels, including a maximum of 665,000 square feet of office space for Parcel D, along with various design standards. The CDP also approved the overall residential density cap of 1,440 dwellings (per PGCPB Resolution No. 88-479 and supplemental 10/06/1988 staff report). This CDP approved 1.75 million square feet of commercial floor area, which is beneath the commercial development cap of the basic plan. The basic plan still allows up to 2.3 million square feet. Various design standards are established.	Yes (No relevant conditions)
CDP-8905	9/25/1989	District Council affirms PGCPB Resolution No. 89-396, decreasing green space and requiring an urban park on Parcel D; establishes design considerations for a proposed hotel on Parcel B; and requires that a cross-parking easement be established between Parcels B and C and M-NCPPC, prior to specific design plan (SDP) approvals per Condition 15 of Comprehensive Design Plan CDP-8804.	Yes - Condition 5
CDP-9002	4/16/1990	Amended CDP-8804 and CDP-8905 conditions regarding fee-in-lieu for recreational facilities, recreational bonding, and building heights (affirmed PGCPB Resolution No. 90-94); required owner-occupied use on Parcels G-1 and G-2; establishes a maximum height of buildings on Parcel B-4 at 107 feet; retains other design guidelines stated in CDP-8804 and CDP-8905.	Yes (No relevant conditions)
CDP-9002-01	7/30/1991	District Council affirms PGCPB Resolution No. 91-238 revising conditions regarding fee-in-lieu for recreational facilities, recreational bonding, and design guidelines; required all area civic groups be given the opportunity to review SDPs; requires payment of recreational facilities bonds prior to issuance of any permits for Parcels B, C, E, F, G, or H, including amending the recorded Recreational Facilities Agreement.	N/A

<b>CDP Actions</b>	<b>Date Approved</b>	<b>Purpose</b>	<b>Applicability</b>
CDP-9002-02	7/27/1993	District Council affirms PGCPB Resolution No. 93-149, to allow 110 senior housing units on Parcel C, in accordance with the (ZO-57-1989) basic plan amendment, and modifies fee-in-lieu conditions	N/A (Parcel C)
CDP-9002-03	3/3/1994	Planning Board denied the request to amend Condition 2 of CDP-9002/01.	N/A
CDP-9002-04	3/31/1994	District Council affirms PGCPB Resolution No. 94-119, approving a base intensity and maximum of 1.37 million square feet of commercial office and employment use on Parcel D and establishing green area, setbacks, heights, a one-acre urban park, and structured parking. Overall 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.	N/A (Parcel D)
CDP-9002-05	5/17/1994	District Council affirms PGCPB Resolution 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.	N/A (Parcels E / H)
CDP-9002-06	4/30/1998	PGCPB Resolution No. 98-120 converts Parcel E from condominium to rental. The approved SDP, however, later reduced the total units on Parcels E and H from 264 to 243. 970 units were committed to development within the Largo Town Center, only 470 units remain to be developed elsewhere under the Largo Town Center cap of 1,440 dwellings.	N/A (Parcels E / H)
CDP-9002-07	Withdrawn	N/A	N/A
CDP-9002-07	Withdrawn	N/A	N/A
CDP-9002-09	7/13/2010	District Council affirms PGCPB Resolution No. 10-56, approving 300 multifamily residential units (formerly known as Parcel 2, Block D and Parcel I), 160,000 square feet of commercial office and supporting commercial uses, and a freestanding parking garage, to support the office building.	N/A (Parcels 2 / I)

CDP Actions	Date Approved	Purpose	Applicability
CDP-9002-10	7/21/2009	District Council affirms PGCPB Resolution No. 09-86, approving to eliminate some conditions of approval of CDP-9002/04 for Parcel 1-A (formerly known as Parcel D) and to allow construction of 989,560 square feet of office and ancillary retail space, and a 2,398 space parking structure.	N/A (Parcel D)

### **Preliminary Plan of Subdivision**

Preliminary Plan of Subdivision (PPS) 4-88195 was approved by the Prince George's County Planning Board on November 17, 1988 (PGCPB Resolution No. 88-158), and was reconsidered on June 14, 1989. This PPS approved 22 parcels, on an approximately 175-acre tract of land for mixed-use development, which included a shopping center, hotel, office space, and 1,150 residential dwelling units.

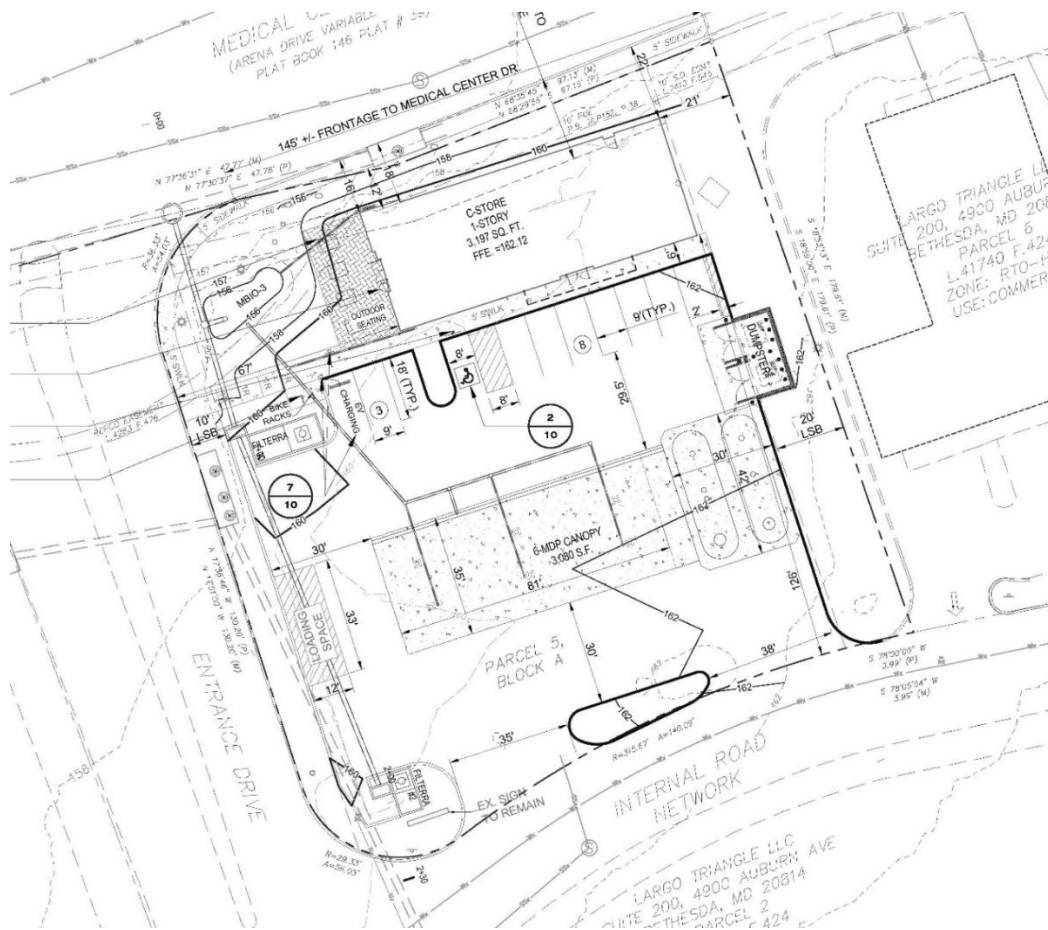
### **Specific Design Plan**

Specific Design Plan SDP-8954 was approved by the Planning Board on April 9, 1990 (PGCPB Resolution No.90-70), for an approximately 29.9-acre property located in the northwest quadrant of MD 214 (Central Avenue) and MD 202 (Landover Road), south of Arena Drive (Medical Center Drive) and east of Harry S Truman Drive. Specifically, the site is the location of the Largo Town Center shopping center. A-9280 and A-9281, CDP-8804 and PPS 4-88195 allowed for the development of up to 284,000 square feet of gross floor area of commercial retail space, 20,000 square feet of outdoor sales and display area, and 3,000 square feet for common area, for a total of 307,000 square feet. With the approval of SDP-8954-16 for a 3,721-square-foot fast food restaurant, a total of 301,313 square feet would have been constructed on the Largo Town Center shopping center site. SDP-8954-15 was approved by the Prince George's County Planning Director on March 1, 2006, and revised dimensions of the existing gas station sign cabinet. Other SDP amendments are not relevant to the subject DSP.

6. **Design Features:** The subject property is currently improved with a gas station and food or beverage store as part of the Largo Town Center shopping center. The existing development will be razed, and a larger gas station and food and beverage store is proposed. The food and beverage store will be located on the north side of the subject property, along the property's Medical Center Drive frontage, and the gas station is located in the middle of the property to the rear of the proposed building. The one-story building is approximately 22 feet in height, and is oriented towards the south side. The building's entrance is located on the south side of the building, facing the gas station.

To access the site, vehicles will first enter the Largo Town Center through a single, existing entrance along Medical Center Drive. Once within the Largo Town Center site, vehicles will directly access the subject property through two driveways that connect to an internal roadway. Direct access to Medical Center Drive is not proposed with this subject application.

The site plan also depicts an outdoor seating area adjacent to the food and beverage store building. This outdoor seating area will be screened from the surrounding roadways via landscaping, to create an enclosed area. The outdoor seating area may be accessed directly through the food and beverage store or the proposed 5-foot-wide sidewalk in front of the building. This outdoor seating area will be constructed with decorative brick pavers and include tables for patrons to consume their food outside.

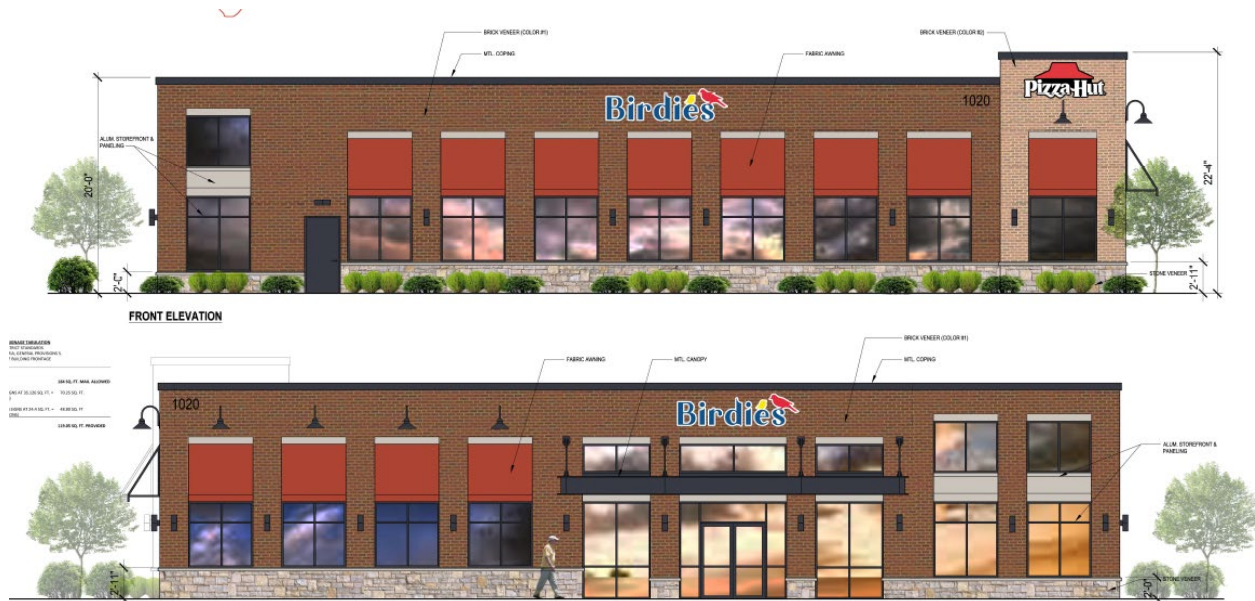


**Figure 1: Detailed Site Plan**

## Architecture

The architectural design of the proposed building is contemporary with a flat roof. The building is finished with a mix of materials, including brick veneer as the primary building material. The proposed food and beverage store has three sections, a base constructed of stone veneer, a brick veneer middle portion, and a flat roof delineated by black metal coping. The brick material, proposed in two shades, is consistent with the existing shopping center and encouraged by the development district standards. The food and beverage store building also features a corner tower element on the front elevation, facing Medical Center Drive. This tower element will include light-red brick veneer to distinguish it from the remainder of the building. The tower will also project approximately 2 feet above the roofline to create variations throughout the building. All elevations will feature aluminum windows with glazing, and red awnings will be provided above most windows. A condition

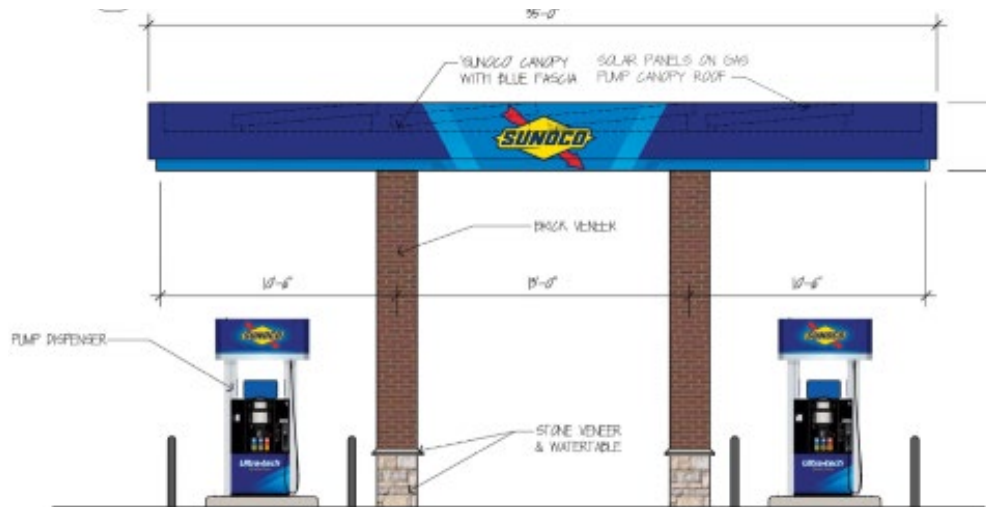
is included herein requiring the applicant to label building elevations based on the cardinal directions.



**Figure 2: North Elevation Along Medical Center Drive (Top) and South Elevation (Bottom)**

### Signage

The subject DSP includes four building mounted signs for the proposed food and beverage store building. One is located on the north and west elevations, respectively, and two are on the north elevation. The submitted plans also include three signs for the gas station canopy. Signs included with this DSP are in conformance with the development district standards. Conditions are included herein requiring the applicant to provide large-scale drawings of these spaces with details, dimensions, and illumination, and add the signage schedule for the proposed building mounted signs to the coversheet. At the southwest corner of the subject site, there is an existing freestanding sign that will remain and be updated with new information. Per page 130 of the sector plan, "refacing of an existing sign with no increase in sign area or increase in the height of freestanding signs is exempt from the development district standards." A condition is included herein requiring the applicant to add the signage schedule for the freestanding sign to the coversheet and note that this sign is exempt from the development district standards, in accordance with page 130 of the sector plan.



**Figure 3: Gas Canopy Signage on the East and West Elevations**

### **Lighting**

The subject DSP includes both building-mounted and pole-mounted lighting throughout the site, with details. Staff find that the submitted photometric plan shows adequate lighting for users on-site and is sufficient for illuminating drive aisles and building entryways. A photometric plan was submitted, demonstrating that the lighting fixtures included are fully cut-off and directed downward to reduce glare and light spill-over.

### **Loading and Trashing Facilities**

The subject DSP includes one loading space, located internally to the subject property along the western interior curb with landscaped screening. The submitted plans also show the proposed dumpster is located internally on the east side of the subject property. The dumpster is screened with a dumpster enclosure that is approximately 8.7 feet in height. Three sides of the dumpster enclosure are brick veneer walls, consisting of a stone base and black metal coping on top. The design of the trash enclosure is consistent and compatible with the proposed food or beverage store building.

## **COMPLIANCE WITH EVALUATION CRITERIA**

7. **2013 Approved Largo Town Center Sector Plan and Sectional Map Amendment:** The subject site is located within the southeast quadrant of the sector plan area, in accordance with Map 29: Sector Plan Subareas (page 128). The southeast quadrant is bounded by MD 202, Arena Drive (now called Medical Center Drive), Lottsford Road, and MD 214 (Central Avenue) and contains properties currently zoned M-A-C and M-U-I. This southeast quadrant consists primarily of the Largo Town Center shopping center along with multifamily and townhouse development.

Per Map 25: Preferred Land Use Plan, the sector plan recommends a mixed-use land use on the subject property (page 103) and describes mixed-use land use as a way to provide the tools necessary to achieve the sector plan's vision of creating a quality of life that promotes safe and walkable communities in order to reduce the demand for automobiles (page 111). The proposed development is located within the overall Largo Town Center shopping center, which includes a mix of uses, and aligns with the goals of the sector plan. Page 131 of

the sector plan states that a gas station is prohibited as a new use within the D-D-O Zone. However, several permits associated with the existing gas station were issued, with the latest use and occupancy permit approved on November 9, 2005 (Permit 18796-2005-U) prior to the approval of the sector plan by the District Council on November 12, 2013. Therefore, the redevelopment of an existing gas station and food and beverage store would not be considered a new use on the property, as it is a use previously permitted on this site, and, therefore, is not prohibited by the D-D-O Zone. Furthermore, because the existing gas station use was lawful on the date of the SMA associated with the sector plan, it is “not nonconforming.”

### **Requests to amend Development District Standards**

This property is subject to the Largo Town Center development district standards (pages 127–174). The submitted application and dated statement of justification (SOJ) indicate the need to deviate from 11 development district standards. In accordance with Section 27-548.25(c) of the prior Zoning Ordinance, if an applicant requests, the Planning Board may apply development standards which differ from the approved development district standards. These alternate standards may be approved, if they can be found to benefit the development and the development district and will not substantially impair implementation of the master plan, master plan amendment, or sector plan. This application meets most of the standards of the development district. However, the applicant is requesting the following modifications from the development district standards (all page numbers reference the sector plan):

- a. **Urban Design Criteria/Frontage** (page 138): The percent of building frontage shall be 70–100 percent of block length (or individual lot). However, the building frontage of the proposed development is approximately 62.1 percent of the overall block length. This results from the provision of an outdoor seating area and stormwater management (SWM) facilities lining the property’s frontage on Medical Center Drive. Staff find that the outdoor seating area acts as a continuation of the building and will serve as a gathering space to support street life. The proposed stormwater management facilities must be located along the property’s Medical Center Drive frontage, to avoid interference with the provision of required parking and safe on-site circulation. Staff recommend approval of this modification since this request will not substantially impair implementation of the sector plan. Given the location of the proposed outdoor seating area, that is approximately 4 feet higher than the sidewalk along the Medical Center Drive frontage, staff find that a fence or wall that encloses the northern boundary of the seating area and extends along its eastern boundary will enhance the quality of the outdoor seating area as well as serve to continue the building frontage. A condition is included herein requiring the applicant to provide a 3- to 4-foot-high decorative fence to enclose the proposed outdoor seating area.
- b. **Urban Design Criteria/Frontage** (page 138): Building recesses, up to 14 feet back from the build-to line or required front setbacks are permitted for no more than 25 percent of the required building frontage. Because the applicant does not propose any building recesses of more than 14 feet from the build-to line, the applicant complies with this criterion and no modification is required.
- c. **Urban Design Criteria/Frontage** (page 138): Corner towers or bays may project up to 10 feet forward of the build-to line and other building elements may project



up to 4 feet forward of the build-to line, for no more than 25 percent of the required building frontage. The proposed building extends past the 25-foot build-to line across the entire frontage on Medical Center Drive. Because the existing site is relatively small and roughly in a rectangular shape, locating the building close to Medical Center Drive allows this development to meet the required 11 parking spaces on-site and provide adequate drive aisle width for trucks to maneuver throughout the site, as shown in the Truck Turnaround Exhibit A. On average, the proposed building façade, facing Medical Center Drive, extends past the build-to line by approximately 2 feet on its eastern side, 4.5 feet in the center, and 7 feet on its western side. Staff recommend approval of this modification because it will not substantially impair the implementation of the sector plan.

- d. **Urban Design Criteria/Building Heights** (page 141): Buildings shall be at least four stories in height, but no greater than eight stories, or 130 feet in height, except for pavilions (open-air or enclosed) up to 6,000 square feet or civic buildings that shall be a minimum of two stories or 30 feet in height. The proposed development is a one-story building that is approximately 22 feet in height. This building height is compatible with the surrounding development because no building within the Largo Town Center shopping center is more than two stories in height. Staff find that this request will retain the characteristics of the neighborhood and will not substantially impair the implementation of the sector plan and staff recommend approval of this modification.
- e. **Urban Design Criteria/Building Heights/Story and Clear Height Requirements** (page 141): For commercial uses, the ground level should have an interior clear height (floor to ceiling) of at least 14 feet contiguous to the build-to line frontage, for a minimum depth of 20 feet. The maximum ground-level story height for commercial uses is 22 feet. The applicant requests the development of a commercial use (food or beverage store) that exceeds the maximum height requirement of 22 feet on the corner tower element by approximately 4 inches. The submitted elevations show that the remainder of the building will have a height of approximately 20 feet, and the entirety of the roof will be flat. The height difference is necessary to enhance the visual contrast of the corner element from the surrounding building, thus enhancing the overall architectural design. For these reasons, staff recommend approval of this modification.
- f. **Architectural Design Criteria/Building Form/Corner Elements (General)** (page 157): Corner elements shall be vertical in proportion with a minimum 3:1 ratio of height to width. The width of the proposed corner element is approximately 11.5 feet. If the required ratio were followed, the height of the corner element would result in an extreme and incompatible height of 34.5 feet. Staff find that the proposed corner tower of 22 feet and 4 inches in height is proportionally compatible with the proposed building of approximately 20 feet in height, resulting in a minimum 1.9:1 ratio of height to width. This height is also preferred as it would be in general conformance with the adjacent development within the Largo Town Center shopping center, which features building heights of approximately 15–20 feet. Therefore, staff recommend approval of this modification.



- g. **Architectural Design Criteria/Building Form/Fenestration** (page 159): Percentage of openings (windows and doors) for Ground Floor Other Commercial/Institutional is 40–90 percent. The SOJ submitted by the applicant notes the percentage of openings of the four elevations of the building: right side (east) with 41.0 percent; front side (north) with 21.2 percent; rear side (south) with 30.8 percent, and left side (west) with 22.1 percent. Staff find that the proposed transparency will improve the Medical Center Drive corridor with high quality architecture and views for pedestrians along the adjacent sidewalk network. The elevations provided also are enhanced over the existing transparency in the current Largo shopping center buildings. Therefore, staff recommend approval of this modification.
- h. **Parking Design Criteria/Surface Parking Lots and Structured Parking Garages** (page 165): In instances where surface parking lots front a street or public plaza, square, or green, the parking shall be set back a minimum of 40 feet from the build-to line. Landscaping, screening, and buffering of surface parking lots shall conform to the Landscape Manual requirements. The surface parking included in this DSP is located approximately 34 feet from the build-to line, in order to meet the required width of drive aisles and provide adequate parking for the proposed uses. Most of the surface parking is located behind the proposed building which will house a food and beverage store, except for three parking spaces, which are located behind the outdoor seating area, fronting Medical Center Drive, and enclosed by the proposed landscaping. The proposed landscaping around the outdoor seating area complies with Section 4.2, Requirements for Landscape Strips Along Streets, as discussed in Finding 10 below, and provides sufficient screening to these three parking spaces. The denial of this modification would result in reduced drive aisle size, which could reduce site safety given the expected number of large vehicles that are common with gas station uses. Staff find that the requested amendment would not substantially inhibit the implementation of the sector plan and recommend approval of this modification.
- i. **Signage Design Criteria/General Provisions** (page 170): All new signs shall be attached to the façade. Signs may be flat against the façade or mounted projecting or hanging from the façade. There is an existing freestanding sign located at the southwest corner of the site. The applicant requests it to be retained and updated with new company information. The proposed amendment would not increase the signage area nor approve a new freestanding sign.

Page 130 of the sector plan notes, “Refacing of an existing sign with no increase in sign area or increase in the height of freestanding signs is exempt from the development district standards.” Therefore, this requirement is not applicable.

- j. **Signage Design Criteria/Free-Standing and Monument Signs** (page 173): A maximum of one freestanding or monument sign shall be permitted for each commercial shopping center, office park, or mixed-use development exceeding 100,000 square feet in size. The applicant requests the existing freestanding sign to remain and be updated with new information.

Page 130 of the sector plan notes, "Refacing of an existing sign with no increase in sign area or increase in the height of freestanding signs is exempt from the development district standards." Therefore, this requirement is not applicable.

- k. **Signage Design Criteria/Free-Standing and Monument Signs** (page 174):  
Smaller commercial and mixed-use developments containing a minimum of 15,000 square feet, but not exceeding 100,000 square feet, shall be permitted a maximum of one ground-mounted monumental sign not exceeding 4 feet in height or a maximum area of 24 square feet. The applicant requests that the existing freestanding sign remain and be updated with new company information.

Page 130 of the sector plan notes, "Refacing of an existing sign with no increase in sign area or increase in the height of freestanding signs is exempt from the development district standards." Therefore, this requirement is not applicable.

The submitted plans do not include a schedule listing all the required district development standards. A condition is included herein requiring the applicant to add a schedule of the district development standards, noting conformance to each required standard and specifying those requested amendments if standards cannot be met.

- 8. **Prince George's County Zoning Ordinance:** The DSP application has been reviewed for compliance with the requirements of the M-A-C and D-D-O Zones and the site design guidelines of the prior Zoning Ordinance.

- a. This application is subject to the requirements of Section 27-491, M-A-C Zone Regulations, of the prior Zoning Ordinance as follows:

**(d) Other regulations.**

- (1) Each lot shall have frontage on, and direct vehicular access to, a public street, except lots for which private streets or other access rights-of-way have been authorized pursuant to Subtitle 24 of this Code.**

No lots are proposed with the subject application. In addition, the subject property is known as 1020 Largo Center Drive, Maryland 20774, Tax Map 67, Grid F-2, Parcel 5. This existing lot has frontage on Medical Center Drive. Access to the property is provided via the internal road network of the Largo Town Center shopping center, which provides direct vehicular access to Medical Center Drive. Two vehicular access points currently exist on the property and will remain.

- (2) Additional regulations concerning development and use of property in the M-A-C Zone are as provided for in Divisions 1, 4, and 5 of this Part, General (Part 2), Off-Street Parking and Loading (Part 11), Signs (Part 12), and the Landscape Manual.**

The proposed development is generally in conformance with these requirements. Division 1 includes multiple requirements, many of

which are inapplicable. Other regulations, such as a floor area ratio and commercial intensity, were established with the approved Basic Plans A-9280 and A-9281, as amended, and staff find the proposed gross floor area is in conformance with those regulations, as discussed in Finding 5 above. Division 4 governs the requirements for CDPs and SDPs in comprehensive design zones. The property has an approved, valid CDP, which staff find is in conformance, except as superseded by the D-D-O Zone standards, as discussed in Finding 5 above. The requirement for a DSP in the D-D-O Zone on the property supersedes the SDP requirement for the current proposed improvements. Division 5 offers additional requirements for specific uses, none of which are proposed with this application.

General part 2 includes regulations applicable in all zones that either do not apply as neither residential, nor public buildings are proposed, or require conformance to other portions of Subtitle 27, which are already analyzed herein.

As mentioned above, the subject property is located within the sector plan. It is subject to the development district standards, as detailed in Finding 7 above with requested modifications. The development district standards include regulations, which supersede requirements for parking (as discussed in Finding 2 above), signage (as discussed in Finding 6 above), and landscaping (as discussed in Finding 10 below).

- b. Per Section 27-283(a) of the prior Zoning Ordinance, a DSP shall be designed in accordance with the design guidelines in Section 27-274(a). The applicable design guidelines are described as follows:

#### **Section 27-274 – Design Guidelines**

##### **(2) Parking, loading, and circulation.**

- (A) Surface parking lots should be located and designed to provide safe and efficient vehicular and pedestrian circulation within the site, while minimizing the visual impact of cars. Parking spaces should be located to provide convenient access to major destination points on the site...**

The submitted plans demonstrate safe and adequate vehicular and pedestrian circulation. A surface parking lot is located in the rear of the development, behind the food or beverage store building. The surface parking lot is then screened from Medical Center Drive by the food or beverage store building, the outdoor seating area, and landscaping. Parking spaces are arranged along drive aisles, behind the proposed building, for easy access to the building and to avoid conflicts with vehicles utilizing the proposed gas station.

**(B) Loading areas should be visually unobtrusive and located to minimize conflicts with vehicles or pedestrians...**

One loading space is provided on-site. The loading space is located internal to the subject site and to the southwest of the proposed building. The loading space is also away from the on-site vehicular and pedestrian circulation. The loading space is screened to the extent possible from Medical Center Drive through provided landscaping. Consequently, it is visually unobtrusive and has minimal conflicts with vehicles and pedestrians.

**(C) Vehicular and pedestrian circulation on a site should be safe, efficient, and convenient for both pedestrians and drivers...**

Vehicles will enter the site from an internal drive within the Largo Town Center shopping center. There are two existing vehicle access points located in the rear of the property that will be maintained with this DSP. No vehicular access is provided from Medical Center Drive. The surface parking area is located directly adjacent to the food and beverage store building, providing easy access via a 5-foot-wide sidewalk. Bicycle parking is also provided via two bicycle racks, located adjacent to the entrance of the food and beverage store.

Pedestrian access is provided via existing 5-foot-wide sidewalks, shown along the street frontage of Medical Center Drive, that connect to the proposed development. These sidewalks provide access to the site, without crossing any areas for vehicular circulation, thereby providing safe and efficient pedestrian access.

Behind the 11 proposed parking spaces is a drive-aisle and a canopy containing six gas station pumps. The drive aisles have been designed to allow the movement of large vehicles throughout the site. The minimum drive aisle width provided is approximately 29.5 feet, as shown on the DSP. The submitted plans show both vehicular and pedestrian circulation to be safe, efficient, and convenient for both pedestrians and drivers, because vehicular and pedestrian routes are separated.

**(3) Lighting.**

**(A) For uses permitting nighttime activities, adequate illumination should be provided. Light fixtures should enhance the site design's character...**

A photometric plan was submitted demonstrating the lighting fixtures that are proposed for the development. The lighting fixtures have been designed to provide adequate site lighting that encourages pedestrian safety. All lighting fixtures will be durable,

full-cut-off appliances. Lighting will be directed on-site to avoid spilling over to the adjacent properties, particularly to the bank that is located to the east of the subject property.

**(4) Views.**

**(A) Site design techniques should be used to preserve, create, or emphasize scenic views from public areas.**

The proposed food or beverage store building is designed to be architecturally enhanced from the viewpoint of Medical Center Drive. The submitted elevations show the proposed food and beverage store building has three sections; a base constructed of stone, a brick veneer middle portion, and a flat roof separated by a black metal coping. The brick veneer is proposed in two shades to be consistent with other development within the Largo Town Center shopping center. In addition, the food or beverage store building features a corner tower element on the front elevation that faces Medical Center Drive. This tower element contains light-red brick veneer, to distinguish it from the remainder of the building. All elevations will feature aluminum windows with glazing.

**(5) Green Area.**

**(A) On-site green area should be designed to complement other site activity areas and should be appropriate in size, shape, location, and design to fulfill its intended use...**

A landscape plan was submitted that depicts landscape buffers located primarily on the northern, eastern, and western sides of the subject property. The landscape buffer in the northern side of the property which faces Medical Center Drive, supports a well-designed streetscape and provides screening and privacy for the proposed outdoor seating area. The landscape buffer in the eastern side of the property which faces an existing bank, provides sufficient screening between two different uses. Finally, the landscape buffer in the western side of the property, which faces the existing drive-aisle entrance and exit to the Largo Town Center shopping center on Medical Center Drive, enhances the physical and visual character of the site. All provided plantings are native species and will enhance the pedestrian view of the property from Medical Center Drive, while screening the gas station use and surface parking lot.

**(6) Site and streetscape amenities.**

**(A) Site and streetscape amenities should contribute to an attractive, coordinated development and should enhance the use and enjoyment of the site...**

Site and streetscape amenities are emphasized through the provision of an outdoor seating area adjacent to the food and beverage store building. This outdoor seating area will be screened via landscaping from the surrounding roadways, to create an enclosed and comfortable area. The outdoor seating area may be accessed directly through the food or beverage store or via the proposed 6-foot-wide sidewalk in front of the building. Trash receptacles will be located nearby, to dispose of waste, and adequate lighting will ensure the safety of all patrons.

**(7) Grading.**

- (A) Grading should be performed to minimize disruption to existing topography and other natural and cultural resources on the site and on adjacent sites. To the extent practicable, grading should minimize environmental impacts...**

The subject property is an infill site that has been previously graded. However, any additional grading necessary to develop the project will be minimized to the maximum extent possible.

There are no regulated environmental features (REF) present on-site, as identified within the Natural Resource Equivalency Letter (NRI-082-2023) and Woodland Conservation Exemption (S-100-2023).

**(8) Service Areas.**

- (A) Service areas should be accessible, but unobtrusive.**

The submitted plans show that the location of the proposed dumpster and one loading space are accessible, but unobtrusive. While both are screened with landscaping, the dumpster is also enclosed with a dumpster enclosure.

**(9) Public Spaces.**

- (A) A public space system should be provided to enhance a large-scale commercial, mixed-use, or multifamily development.**

The submitted DSP shows the improvement of the Medical Center Drive frontage with landscaping. The 5-foot-wide sidewalk, within this frontage, extends to the east side of Entrance Drive, which accesses the Largo Town Center shopping center, and then connects to a proposed 5-foot-wide walkway to the entrance of the proposed building (that will house a food and beverage store). Such improvement enhances the public space system within the area. Although the outdoor seating area included in this DSP is mainly for

patrons, it could potentially serve as additional quasi-public space to the area.

**(10) Architecture.**

- (A) When architectural considerations are referenced for review, the Conceptual Site Plan should include a statement as to how the architecture of the buildings will provide a variety of building forms, with a unified, harmonious use of materials and styles.**
- (B) The guidelines shall only be used in keeping with the character and purpose of the proposed type of development and the specific zone in which it is to be located.**
- (C) These guidelines may be modified in accordance with Section 27-277.**

A detailed discussion regarding architecture has been addressed in Finding 6 above. The architectural design of the proposed development is consistent and compatible with the existing Largo Town Center shopping center and the development district standards of the sector plan.

**(11) Townhouses and three-family dwellings.**

This requirement is not applicable to this DSP because it does not include any townhouse or three-story units.

**9. Comprehensive Design Plan CDP-8804:** CDP-8804 was approved by the Planning Board on October 6, 1988 (PGCPB Resolution No. 88-479), and was affirmed by the District Council on October 31, 1988, subject to 18 conditions of approval. None of the conditions are relevant to the subject DSP application.

**10. Comprehensive Design Plan CDP-8905:** CDP-8905 was approved by the Planning Board on July 27, 1989 (PGCPB Resolution No. 89-396), and was affirmed by the District Council on September 25, 1989, subject to 12 conditions of approval. The conditions relevant to this DSP are listed below, in **bold** text. Staff analysis of the project's conformance to the conditions follows each one, in plain text:

- 5. The design standard shall be modified to be 50% green space requirement for residential parcels, and 25% green space for commercial (office) parcels. The 20% green space for the retail parcel shall remain unchanged. Green space is defined in terms of the net tract area.**

Information regarding green space is not included in the submittal. A condition is included herein requiring the applicant to demonstrate conformance to this condition and note this information on the plans.

11. **Comprehensive Design Plan CDP-9002 and amendments:** CDP-9002 was approved by the Planning Board on March 15, 1990 (PGCPB Resolution No. 90-94), and was affirmed by the District Council on April 16, 1990, subject to 4 conditions of approval. Subsequent amendments to CDP-9002 were approved by the District Council or withdrawn by the applicant, with conditions associated with each amendment application. None of the conditions are relevant to the subject DSP application.
12. **Preliminary Plan of Subdivision (PPS) 4-88195:** PPS 4-88195 was approved by the Planning Board on November 17, 1988 (PGCPB Resolution No. 88-158), and was reconsidered on June 14, 1989, subject to 22 conditions of approval. The conditions relevant to this DSP are listed below, in **bold** text. Staff's analysis of the project's conformance to the conditions follows each one, in plain text:

4. **Parcels E1 and H shall be denied direct access onto Arena Drive. Parcel H may have access only to Lottsford Road. Parcels A1 and A3 through A8 shall only be allowed one common directional access point to Arena Drive in conformance with the approved plans for this right-of-way by the Department of Public Works and Transportation.**

This DSP application for Parcel 5 (Shown on the PPS as Parcel A5) does not propose a new access point to Medical Center Drive (Arena Drive). The DSP proposes maintaining two existing driveway access points to an internal road.

7. **Development shall be in compliance with the approved Conceptual Stormwater Management Plan, CSP-88345-23, and any subsequent revisions thereto.**

The site has an approved stormwater concept letter (33856-2023-SDC / P55668-2024-SDC), which is valid until June 6, 2027. This SWM concept plan superseded the previously approved SWM as referenced in this condition. Therefore, the proposed development satisfies this condition.

Conditions 9 through 15 of 4-88195 required certain road improvements, as well as monetary contributions for the same. These conditions have been satisfied, because the referenced road improvements have been constructed and completed. All required monetary contributions have been made.

18. **All development shall be in accordance with the approved Comprehensive Design Plan (CDP-8804) per Prince George's County Planning Board Resolution Number 88-479.**

The referenced CDP has been superseded with CDP-9002 and the latest CDP associated with the subject property is CDP-9002-10. As a result of the rezoning of the property to M-A-C/D-D-O Zones, the prior zoning and site plan conditions are no longer applicable as said approvals were superseded by the D-D-O requirements. However, pages 10–11 of the applicant's SOJ detail an analysis of the applicable conditions of SDP-8954, that specifically applied to the subject site, within the Largo Town Center shopping center. Staff find that the proposed development also complies with these conditions.



20. **All areas not in Water and Sewer Service Category 4C must receive approval of the Health Department for all well and septic systems prior to final plat submission.**

The property is located in the Water and Sewer Service Category 3.

13. **Specific Design Plan SDP-8954 and amendments:** SDP-8954 was approved by the Planning Board on April 9, 1990 (PGCPB Resolution No.90-70) and affirmed by the District Council on April 9, 1990, subject to 13 conditions. While the D-D-O Zone requirement for a DSP supersedes the requirement for SDP approval in the M-A-C Zone, this property remains subject to SDP-8954 and the amendments thereto. Conditions of SDP-8954, and amendments thereto, remain in effect if not in conflict with the D-D-O standards. The applicant has provided an analysis of the applicable conditions of SDP-8954 in its Statement of Justification at pages 10–11. Staff concur with this analysis.
14. **2010 Prince George's County Landscape Manual:** Development district standards within the sector plan replace comparable standards and regulations required by the *2010 Prince George's County Landscape Manual*. The sector plan notes that the provisions of the Landscape Manual, regarding alternative compliance (AC) and buffering of incompatible uses, do not apply within the development district. All other standards and regulations of the Landscape Manual apply (page 132). A condition is included herein requiring the applicant to revise the note under Schedule 4.7-1, as an AC application is not required for the subject DSP.

As described above, the application is subject to the requirements of Section 4.2, Requirements for Landscape Strips Along Streets; Section 4.4, Screening Requirements; and Section 4.9, Sustainable Landscaping Requirements, of the Landscape Manual.

- a. **Section 4.2, Requirements for Landscape Strips Along Streets (Shopping Center Internal Road Network)**—The applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide bufferyard and has an average landscape strip width of at least 15 feet wide to be planted with a minimum of 1 shade tree and 5 shrubs per 35 linear feet of frontage, excluding driveway openings. The total linear feet of the internal road frontage is 111, excluding driveway entrances, and requires at least 4 shade trees and 16 shrubs. This requirement is met with the provision of 4 shade trees (including one existing shade tree), one ornamental tree, and 19 shrubs.
- b. **Section 4.2, Requirements for Landscape Strips Along Streets (Entrance Drive)**—The applicant is using Option 2 to fulfill the requirements. Option 2 requires a minimum 10-foot-wide bufferyard and has an average landscape strip width of at least 15 feet wide to be planted with a minimum of 1 shade tree and 5 shrubs per 35 linear feet of frontage, excluding driveway openings. The total linear feet of the entrance drive frontage is 156, excluding driveway entrances, and requires at least 5 shade trees and 23 shrubs. This requirement is met with the provision of 5 shade trees and 23 shrubs. A condition is included herein requiring the applicant to label the linear feet for this requirement on the landscape plan.
- c. **Section 4.2, Requirements for Landscape Strips Along Streets (Medical Center Drive)**—Per the Landscape Manual (page 6), building and grading permits for a

property that is subject to a required build-to line, established by a sector plan or the underlying zone that precludes the provision of a landscape strip, are exempt from the requirements of Section 4.2 for that portion of the street frontage where the building is located. In such a case, a landscape strip shall be provided only for that portion of the property where a building is not adjacent to the street.

Nonetheless, the applicant provides landscapes for the entire Medical Center Drive frontage along the subject property, with Option 2. The total linear feet of the Medical Center Drive frontage is 171, excluding driveway entrances, and requires at least 5 shade trees and 25 shrubs. This requirement is met with the provision of 5 shade trees and 27 shrubs. Conditions are included herein requiring the applicant to revise Schedule 4.2-C and Plant Schedule 4.2-1 (C), to be consistent with each other, as well as to label the linear feet for this requirement on the landscape plan.

- d. **Section 4.4, Screening Requirements**—The site is subject to Section 4.4, which requires screening of loading spaces and trash facilities. The submitted DSP shows that both the proposed one loading space and the proposed trash dumpster are located internally to the site. The public view of the loading space from Medical Center Drive will be screened. Since the dumpster is located along the western property boundary and, with the proposed dumpster enclosure, will be screened from public view.
  - e. **Section 4.9, Sustainable Landscaping**—Section 4.9 requires that a certain percentage of plants within each plant type (including shade trees, ornamental trees, evergreen trees, and shrubs) be native species (or the cultivars of native species). The minimum percentage of plants of each plant type, required to be native species and/or cultivars, is 50 percent for shade trees and ornamental trees, and 30 percent for evergreen trees and shrubs. A condition is included herein requiring the applicant to add Schedule 4.9-1 to the Landscape Plan, demonstrating conformance to the requirements of Section 4.9.
- 15. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-100-2023) because the site is less than 40,000 square feet in size and has no previous tree conservation plan approval. A natural resources inventory (NRI) equivalency letter has been issued for the site (NRI-082-2023). The NRI was issued based on the standard woodland conservation exemption and that no REF will be impacted.
  - 16. **Prince George's County Tree Canopy Coverage Ordinance:** The subject site is located in the RTO-H-E Zone. Per Section 25-128(b) of the Prince George's County Code, there is a 10 percent tree canopy coverage (TCC) requirement. The subject site is approximately 0.74 acre, and the required TCC is approximately 0.07 acre, or 3,228 square feet. A total of 4,520 square feet of TCC is proposed, which satisfies the requirement. However, there are discrepancies between the TCC schedule and the landscape schedules. A condition is included herein for technical corrections to be made, for consistency between the landscape schedules and the TCC schedule.
  - 17. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:

- a. **Historic Preservation and Archeological Review**—In a memorandum dated March 29, 2024 (Stabler, Smith, and Chisholm to Lockhart), the Historic Preservation Section noted that a search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites, indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey will not be recommended.
- b. **Community Planning**—In a memorandum dated June 20, 2024 (Dickerson to Huang), the Community Planning Division provided an analysis of the subject DSP's conformance with the recommendations of the 2014 *Plan Prince George's 2035 Approved General Plan* and the sector plan, and supported the proposed alternative development district standards requirements, which are discussed in Finding 7 above.
- c. **Transportation Planning**—In a memorandum dated May 3, 2024 (Daniels to Lockhart), the Transportation Planning Section offered the following comments:

**Master Plan Right of Way**

The site is subject to the *2009 Approved Countywide Master Plan of Transportation* (MPOT) and the sector plan. The subject site has frontage on Arena Drive (Medical Center Drive) (A-30) which is identified as an arterial road with an ultimate right-of-way of 150-feet.

**Master Plan Pedestrian and Bicycle Facilities**

The MPOT recommends the following master planned facility:

- Planned Bike Lane and Side Path: Arena Drive (Medical Center Drive)

The Complete Streets element of the MPOT reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

**Policy 2: All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

**Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.**

**Policy 5: Evaluate new development proposals in the Developed and Developing Tiers for conformance with the complete streets principles.**

The sector plan includes the following policies and goals that can be applied to the subject site:

**Goal: A Walkable and Accessible Community**

**Strategies: Apply complete street principles and traffic-calming measures to all new and improved streets within the sector plan area.**

**Goal: An Efficient, Multimodal Transportation System**

**Provide and maintain adequate multimodal transportation and mobility options for area residents, workers and visitors.**

**Establish and maintain a multimodal network of transportation services and facilities.**

The site plan includes a 5-foot-wide sidewalk along the property's frontage and a connection to the building entrance. Designated space for bicycle parking has been provided near the building entrance. Staff find the proposed facilities and amenities to be acceptable.

- d. **Subdivision**—In a memorandum dated June 17, 2024 (Vatandoost to Lockhart), the Subdivision Section noted that the property received an automatic certificate of adequacy (ADQ) associated with PPS 4-88195 pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, which became effective April 1, 2022, and is valid for 12 years from that date, subject to the expiration provisions of Section 24-4503(c).
- e. **Environmental Planning**—In a memorandum dated June 10, 2024 (Rea to Lockhart), the Environmental Planning Section noted the site has been issued a standard exemption from the Woodland and Wildlife Habitat Conservation Ordinance (S-100-2023) because the site is less than 40,000 square feet in size and has no previous tree conservation plan approval. A natural resources inventory (NRI) equivalency letter has been issued for the site (NRI-082-2023). The NRI was issued based on the standard woodland conservation exemption and that no REF will be impacted.

The site has an approved stormwater concept letter (33856-2023-SDC / P55668-2024-SDC), which is valid until June 6, 2027. Proposed SWM features include a micro-bioretenion facility, and two filterra units.
- f. **Permit Review Section**—In a memorandum dated April 15, 2024 (Jacobs to Lockhart), the Permit Review Section offered several comments regarding general notes, parking, dimensions, and signage which have been included as conditions herein.
- g. **Prince George's County Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not offer comments on this application.
- h. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—In a memorandum dated May 23, 2024 (De Guzman to Lockhart), DPIE offered traffic, water, and sewer comments to be addressed at the building permit stage.

- i. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not offer comments on this application.
  - j. **Prince George's County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not offer comments on this application.
  - k. **Prince George's County Health Department**—At the time of the writing of this technical staff report, the Health Department did not offer comments on this application.
  - l. **Washington Suburban Sanitary Commission (WSSC)**—At the time of the writing of this technical staff report, WSSC did not offer comments on this application.
- 18. Community Feedback:** As of the writing of this technical staff report, staff did not receive any inquiries regarding the subject DSP from the community.
- 19.** The subject application adequately takes into consideration the requirements of the D-D-O Zone and the sector plan. The amendments to the development district standards, required for this development, would benefit the development and the development district, as required by Section 27-548.25(c), and would not substantially impair implementation of the sector plan.
- Based on the foregoing, and as required by Section 27-285(b)(1) of the prior Prince George's County Zoning Ordinance, the DSP, if approved with conditions, represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the prior Prince George's County Code, without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.
- 20.** Section 27-285(b)(2) of the prior Zoning Ordinance is not applicable because there is no conceptual site plan.
- 21.** Section 27-285(b)(3) of the prior Zoning Ordinance does not apply to this DSP because it is not a DSP for infrastructure.
- 22.** As required by Section 27-285(b)(4) of the prior Zoning Ordinance, the Planning Board may approve a DSP if it finds that the REF have been preserved and/or restored in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5). There are no REF on the subject property.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommend that the Prince George's County Planning Board adopt the findings of this report and recommend the following:

- A. APPROVAL of the modification of the development district standards for:
1. **Urban Design Criteria/Frontage** (page 138): To allow the percentage of building frontage to be approximately 62.1 percent of the overall block length, with one condition to install a decorative fence for the proposed outdoor seating area.
  2. **Urban Design Criteria/Frontage** (page 138): To allow the proposed building to extend past the build-to line by approximately 2 feet on its eastern side, 4.5 feet in the center, and 7 feet on its western side.
  3. **Urban Design Criteria/Building Heights** (page 141): To allow the proposed building to be one-story in height.
  4. **Urban Design Criteria/Building Heights/Story and Clear Height Requirements** (page 141): To allow the development of a commercial use (food or beverage store) that exceeds the maximum height requirement on the corner tower element by approximately 4 inches.
  5. **Architectural Design Criteria/Building Form/Corner Elements (General)** (page 157): To allow the development of a corner element that is vertical in proportion, with a minimum 1.9:1 ratio of height to width.
  6. **Architectural Design Criteria/Building Form/Fenestration** (page 159): To allow the percentage of openings (windows and doors) of the front side (north), rear side (south), and left side (west) elevations to be less than 40 percent.
  7. **Parking Design Criteria/Surface Parking Lots and Structured Parking Garages** (page 165): To allow the development of a surface parking lot, that partially fronts the street, that is not setback a minimum of 40 feet from the build-to line.
- B. APPROVAL of Detailed Site Plan DSP-23017 for 1020 Largo Center Drive Sunoco, subject to the following conditions:
1. Prior to certificate approval of the detailed site plan (DSP), the following revisions shall be made, or information should be provided:
    - a. Revise the coversheet, as follows:
      - (1) The language under the General Notes heading should be revised to reflect Section 27-1704 or 27-1903(c), whichever is applicable, but not Section 24-1704.
      - (2) In General Note 1, Revise "Subdivision Name" to "Project Name" or "DSP name" as this is a DSP application.
      - (3) In General Note 3, Revise it to "Existing Zoning: RTO-H-E (Prior: M-A-C/D-D-O). This case is reviewed under the prior Zoning Ordinance."
      - (4) Revise General Note 7 to indicate the total number of parcels is one.

- b. Revise the architectural requirements, as follows:
  - (1) Label building elevations based on the cardinal directions.
  - (2) Add the dimensions of the building and the outdoor eating area.
  - (3) Add the height of the building and canopy to each structure.
- c. Revise the signage requirements, as follows:
  - (1) Include large-scale drawings of these spaces with details, dimensions, and illumination.
  - (2) Add the signage schedule for the proposed building mounted signs to the coversheet.
  - (3) Add the signage schedule for the freestanding sign to the coversheet and note that this sign is exempt from the development district standards, in accordance with page 130 of the 2013 *Approved Largo Town Center Sector Plan*.
  - (4) Add a schedule of the district development standards, noting conformance to each required standard and specifying those requested amendments, if standards cannot be met.
  - (5) Existing sign setback should be added to the site plan.
- d. Revise the landscape plans, as follows:
  - (1) Revise the note under Schedule 4.7-1, as an Alternative Compliance (AC) application is not required for the subject DSP, in accordance with page 132 of the 2013 *Approved Largo Town Center Sector Plan*.
  - (2) Revise Schedule 4.2-C and Plant Schedule 4.2-1(C) to be consistent with each other.
  - (3) Add Schedule 4.9-1 to the Landscape Plan, demonstrating conformance to the requirements of Section 4.9.
  - (4) Revise the tree canopy coverage schedule to be consistent with the landscape schedules.
  - (5) Label linear feet on the landscape plans for the requirements of Section 4.2, Requirements for Landscape Streets Along Streets, for the frontages of Entrance Drive and Medical Center Drive.

- e. Provide a maximum 48-inch-high decorative fence to provide an enclosure for the proposed outdoor seating area, subject to approval of Urban Design Section of the Development Review Division of the Prince George's County Planning Department.
- f. Demonstrate conformance to Condition 5 in Comprehensive Design Plan CDP-8905 and note on the plans the provided green space.