

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Susan Lareuse, Planner Coordinator

SUBJECT: Landy Property  
Detailed Site Plan, DSP-99048  
Secondary Amendment, TS-99048A  
Variance, VD-99048A

The Detailed Site Plan for the Landy Property was approved by the Planning Board on September 26, 2001, as contained in Prince George's County Planning Board Resolution 01-164. The District Council elected to review the case on November 5, 2001. The District Council remanded the case back to the Planning Board so that additional conditions of approval could be added to the Planning Board's resolution.

The Order of Remand is divided into three parts: A, B, and C. Part A simply adds 15 conditions to the Planning Board resolution that were previously committed to by the applicant in a letter dated June 28, 2001, and were originally included as Finding No. 10 of the Planning Board Resolution. Part B includes additional conditions that the District Council included for the purpose of increasing the amenities on the site. Part C simply states that all of the original conditions of the Planning Board should remain in the resolution. Part A states the following:

- A. The proffer in the applicant's letter of June 28, 2001, to Development Review staff should be added as conditions to the Board's resolution of approval, as follows:
  - 1. Party and community rooms shall have a fully-equipped kitchen.
  - 2. Each main entrance lobby shall be fully furnished and have a centrally-located front desk with 24-hour attendant staffing.
  - 3. Off each main lobby there shall be a fully-furnished fitness facility with an interior heated swimming pool, a wading pool and spa, lockers, toilet facilities, and shower rooms. Card and game rooms shall be located in the same area.
  - 4. Each main lobby shall have a well-lighted porte cochere viewable from the front desk.

- 5. The site shall have an undisturbed, heavily-treed buffer area and fully-landscaped garden areas in and adjacent to the exterior parking lots.
- 6. Off each main lobby there shall be a business and computer center, with at least five PC work stations and with facsimile and photocopy facilities, available to residents with or without charge.
- 7. Structured parking areas shall follow a security regimen: The interior shall be well lighted, residents shall have assigned parking spaces, a CCTV system with well-placed video cameras shall cover all parking areas, and one or more roaming security personnel shall also provide coverage. Entry into parking structures shall be through garage doors activated by a TESA control system which restricts access to residents. The same system shall be used for elevator and stairway access.
- 8. All sleeping and living areas shall have wall-to-wall carpeting. Bathrooms shall have ceramic tile flooring and wainscot, and tubs and showers shall be fully tiled.
- 9. Floor to ceiling clearance shall be at least eight feet eight inches with crown molding in the living area.
- 10. Kitchens in all units shall be fully-equipped. Each floor shall have one or more trash chutes connected to a commercial trash compactor located near a loading area. The trash room on each floor shall have recycling bins.
- 11. Each unit shall have thermostatically-controlled, on-demand heating and air conditioning and a full-sized, stacked washer and dryer.
- 12. The master bedroom in each unit shall have its own separate bathroom.
- 13. Window size and placement shall follow these requirements: Windows shall be 2.5 feet off the floor, at least five feet high, at least six feet wide, uniform in appearance on outside façades, recessed, and designed to maximize views from living and bedroom areas. Window size, placement, materials, and design shall be reviewed and approved by the Planning Board or its designee before any building permit applications are filed.
- 14. At least 60 percent of the units shall have walk-in closets.
- 15. All units shall be wired before initial occupancy for telephone, cable, and DSL access. DSL access shall be provided to all units unless the applicant files a statement and then Planning Board or its designee makes a finding that DSL access will not be available before completion of construction of the first building. •

These conditions have been included in the draft of the Planning Board's resolution, with slight modifications, mainly for purposes of clarity.

The Order of Remand also included additional conditions in Section B for increased amenities for the site and apartment units for Planning Board consideration.

Part B states the following:

- B. The Planning Board's resolution of approval shall also include the following conditions:
  - 16. The penthouse units shall be redesigned, in consultation with Development Review staff, to meet the following:
    - a. Each unit shall have high, cathedral-style ceilings and rooms of appropriate size and proportion for the penthouse floor.
    - b. Two-story penthouse units shall be available, and community or recreational rooms for residents shall be provided, if reasonably feasible.
  - 17. In front of the main entrance lobby, the fountain shown in submitted plans shall be replaced by sculpture or other suitable public art, after consultation with Development Review staff.
  - 18. The Planning Board or its designee will also review and approve revised landscaping plans for the front of the building. The entrance and areas in front of the main lobby shall have substantial landscape materials, trees and shrubbery in addition to what is shown on submitted plans, notwithstanding planting ground depth constraints.
  - 19. Before approval of any revised Planning Board resolution to approve the application, the applicant shall provide new renderings to the Planning Board or its designee, to show details of the entrance area, the main lobby, and front and rear building façades.
  - 20. If reasonably feasible, a concierge service shall be provided for building residents.
  - 21. Gas fireplaces shall be provided in all units, unless the applicant demonstrates and the Planning Board or its designee finds that gas devices would be a substantial safety hazard.●

The conditions have been included as conditions of approval in the draft resolution, except for the following two conditions which warrant discussion:

- 19. Before approval of any revised Planning Board resolution to approve the application, the applicant shall provide new renderings to the Planning Board or its designee, to show details of the entrance area, the main lobby, and front and rear building facades. (underlining added)

Comment: The applicant provided new renderings for the Planning Board review of the details of the entrance area and the main lobby. The staff reviewed the renderings and found them acceptable.

21. Gas fireplaces shall be provided in all units, unless the applicant demonstrates and the Planning Board or its designee finds that gas devices would be a substantial safety hazard.

Comment: The applicant explains in a letter dated December 7, 2001 (Arrington to Lareuse), why gas fireplaces create a hazardous condition in multifamily housing and staff agrees that gas fireplaces should not be required.

The Order of Remand also included Section C which states the following:

- C. The Planning Board's conditions in PGCPB No. 01-164 shall be incorporated in the revised resolution. The landscaping plan revisions in condition 9b, p. 39, shall be made in consultation with the Board or its designee, as stated in no. 18 above.●

The landscaping plan revisions in condition 9b, p.39 remain as stated on the original resolution and will be fulfilled prior to signature approval as previously stated.

The staff recommends APPROVAL of the draft resolution, PGCPB No. 01-164(A).