

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Acting Urban Design Supervisor

FROM: Elizabeth Whitmore, Urban Designer

SUBJECT: Specific Design Plan, SDP-8954/13
Largo Town Center, Friendly's

The Urban Design staff has reviewed the site development plans for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

BACKGROUND

Specific Design Plan SDP-8954 was approved for a Retail Shopping Center on Parcel A on March 8, 1990. That plan consisted of the main, U-shaped building of 262,110 square feet, plus a 20,000 square foot garden center. This application is for a Friendly's restaurant on a pad site, Parcel 36 - Block A, southeast of the intersection of Arena Drive and Largo Center Drive.

EVALUATION

This Specific Design Plan was reviewed and evaluated for compliance with the following criteria:

1. Amended Basic Plan, A-9280/81, Zoning Ordinance No. 57-89.
2. Conformance to the Comprehensive Design Plan, CDP-8804, and all applicable revisions.
3. Conformance to the Preliminary Plat of Subdivision, 4-88195.
4. Specific Design Plan, SDP-8954 for the shopping center.
5. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
6. The *Landscape Manual*.
7. Referrals.

FINDINGS

Based upon evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. The Specific Design Plan is in conformance with all applicable conditions of the approved Basic Plan, A-9280/81. Condition 13 requires that:

All Specific Design Plans for Parcel A shall be approved by the District Council.

2. The Specific Design Plan is in conformance with the applicable design standards and other requirements of the approved Comprehensive Design Plan, CDP-8804.
3. This project is also subject to Sections 4.3, Parking Lot Requirements, and 4.4, Screening Requirements, of the *Landscape Manual*. The plan fulfills Section 4.3a, Landscape Strip requirements. The plan is also subject to Section 4.4, Screening Requirements, because of the loading area and dumpster facility visible from a public road. Screening of the loading area and dumpster is adequate.

The Site Development Data for the Friendly's restaurant is as follows:

Zone	M-A-C
Gross Site Area	29.9 acres
Area of Parcel 3	1.74 acres
Bank, 3a	32,866 sq. ft.
Friendly's, 3b	43,059 sq. ft.
Use	Integrated Shopping Center (Retail)
Square Footage Permitted	284,000 sq. ft. plus 20,000 sq. ft. outdoor sales and display area plus 3,000 sq. ft. for common area is not included towards square footage permitted

Site Uses:

A-1 - Retail mall with anchor stores	262,110 sq. ft. (GFA)
- Less elec/mech/manag	<u>-2,875 sq. ft. (GFA)</u>
Total (GFA)	259,235 sq. ft. (GFA)
A-3a - Chevy Chase FSB	2,880 sq. ft.(GFA)
A-3b - Friendly's	3,793 sq. ft.(GFA)
A-4 - McDonald's restaurant	4,720 sq. ft.(GFA)

A-5 -	Mobile gas station	936 sq. ft. (GFA)
A-7 -	Taco Bell restaurant	1,989 sq. ft. (GFA)
	Total	278,137 sq. ft.(GFA)

Parking Required: 1 sp/250 sq. ft. Gross Leasable Area (GLA)

A-1	259,235 GFA	
	+ <u>20,000</u> Garden Center	
	279,235 GLA	1,117 spaces
A-3a		12 spaces
A-3b	16 spaces	
A-4		19 spaces
A-5		4 spaces
A-6		13 spaces
A-7		8 spaces
A-8		<u>19 spaces</u>
Total Parking Spaces Required:		1,208 spaces

Parking Provided: 1 sp/250 sq. ft. Gross Leasable Area (GLA)

A-1		1,128 spaces
A-3a		23 spaces
A-3b		52 spaces
A-4		55 spaces
A-5		5 spaces
A-6		14 spaces
A-7		29 spaces
A-8		<u>67 spaces</u>
Total Parking Spaces Provided:		1,373 spaces

Loading Required (overall):	6 spaces
Loading Provided:	9 spaces

Loading Required (lease area): None (less than 10,000 sq. ft. of GLA)

Net Lot Green Required:	20 percent (9,585 sq. ft.)
Net Lot Green Provided:	41 percent (19,852 sq. ft.)

Parking Lot Area: 25,147 sq. ft.

Internal Green Required:	10 percent (2,515 sq .ft.)
Internal Green Provided:	10.2 percent (2,569 sq. ft.)

4. The Specific Design Plan conforms to the approved Preliminary Plat of Subdivision, 4-88195, PGCPB No.88-558. Portions of Parcel 3 are leased to Chevy Chase Bank and Friendly's Restaurant. A lease line delineates Parcel 3 and the plan should be revised to indicate that the bank site is 3a and the Friendly's site is 3b.
5. The Specific Design Plan revision (SDP-8954/13) is in compliance with the conditions of the approved Specific Design Plan (SDP-8954) for the Shopping Center that have to do with the design of the pad site, including driveway entrance locations, architectural design, screening of service areas and landscaping.
6. The subject application includes the review of architecture. The main facade building material is dryvit, which resembles stucco. A standing seam metal roof is proposed as well as shutters, wide trim around doorways and windows, awnings and flower boxes. Lighting fixtures are part of this application and they are of the gooseneck wall-mounted variety.
7. The Specific Design Plan is in conformance with the Woodland Conservation and Tree Preservation Ordinance. The Natural Resources Division has determined that the site is exempt from the requirements because the site contains no woodlands.
8. The Transportation Planning Section has indicated that the development of this site must be in accordance with CDP-8804 and Preliminary Plat of Subdivision 4-88195. Both cases contain a number of transportation-related conditions. All requirements for physical modifications to the roadway system have been met. The condition requiring a financial contribution toward modifications to MD 212 has already been made for the subject parcel.

The access and circulation plan for this site is acceptable.

The finding for a Specific Design Plan requires that the site be served adequately within a reasonable period of time by transportation facilities which are existing, programmed or which will be provided as part of the development. While the transportation adequacy findings for the subject property are quite old, nothing has occurred which would invalidate them. Therefore, the transportation staff finds that the submitted plans are in conformance with past approved plans. The subject property was the subject of a finding of adequate facilities made in 1988. Insofar as the basis for that finding is still valid, the transportation staff finds that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved.

9. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. The site has an approved Stormwater Management Concept Plan (CSD# 908000-110).
10. Signage for the Friendly's restaurant is in accordance with the requirements for signage design for the Shopping Center as specified in the approved Specific Design Plan SDP-8954/06.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings of this report, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE SDP-8954/13 subject to the following condition:

1. Prior to signature approval the plans shall be revised/or information provided for the following:

The overall plan shall be revised to indicate that the bank site is Parcel 3a and the Friendly~~as~~ restaurant site is Parcel 3b.