



## SPECIFIC DESIGN PLAN

**SDP-8954/14**

Application	General Data
Project Name  LARGO TOWN CENTER, PARCEL 3-A, BOJANGLES  Location  SOUTHEAST QUADRANT OF THE INTERSECTION OF ARENA DRIVE AND LARGO CENTER DRIVE  Applicant/Address  METRO CHICKEN, LLC 15942 SHADY GROVE LANE GAITHERSBURG, MARYLAND 20877	Date Accepted 10/22/2001
	Planning Board Action Limit 01/15/2002
	ZHE Hearing Date N/A
	Plan Acreage 1.7430
	Zone M-A-C
	Dwelling Units N/A
	Square Footage 3,721
	Planning Area 73
	Council District 05
	Municipality N/A
200-Scale Base Map 201NE09	

Purpose of Application	Notice Dates
CONSTRUCTION OF A FAST FOOD RESTAURANT	Adjoining Property Owners 10/17/01 (CB-15-1998)
	Previous Parties of Record 01/09/02 (CB-13-1997)
	Sign(s) Posted on Site 01/02/02
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: WAGNER, GARY
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM:

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Gary Wagner, Planner Coordinator

SUBJECT: Specific Design Plan, SDP-8954/14  
Largo Town Center, Bojangle'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 revision is for a Bojangle's restaurant on a portion of pad site A-3, at the intersection of Arena Drive and Largo Center Drive

EVALUATION

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

- a. Amended Basic Plan A-9280/81, Zoning Ordinance No. 57-89.
- b. Conformance to the Comprehensive Design Plan, CDP-8804, and all applicable revisions.
- c. Specific Design Plan SDP-8954 for the shopping center.
- d. Conformance to the Preliminary Plat of Subdivision, 4-88195.
- e. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- f. The *Landscape Manual*.
- g. Referrals.

FINDINGS

Based upon the foregoing evaluation and analysis of the subject application, the Urban Design staff finds:

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 all applicable design standards and other requirements of the approved Comprehensive Design Plan, CDP-8804, and all subsequent revisions. The Site Development Data is as follows:

Zone	M-A-C
Gross Site Area	29.9 acres
Area of Parcel 3	1.74 acres
Lease Area of Parcel 3b	43,059 square feet
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 toward square footage permitted

Site Uses:

A-1 - Retail mall with anchor stores	262,110 sq. ft. (GFA)
- Less elec/mech	<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 - Bojangle <del>s</del>	3,721 sq. ft.(GFA)
A-4 - McDonald's restaurant	4,720 sq. ft.(GFA)
A-5 - Mobil gas station	936 sq. ft. (GFA)
A-7 - Taco Bell restaurant	1,989 sq. ft. (GFA)
A-8 - Applebee <del>s</del>	<u>4,584 sq. ft.(GFA)</u>
Total	278,065 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		15 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:	1,207 spaces

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

A-1	1,128 spaces
A-3a	23 spaces
A-3b	38 spaces
A-4	35 spaces
A-5	5 spaces
A-6	14 spaces
A-7	29 spaces
A-8	<u>67 spaces</u>
Total Parking Spaces Provided:	1,339 spaces

Loading Required (overall):	6 spaces
Loading Provided:	10 spaces

Net Lot Green Required (overall):	20 percent (260,632 sq. ft.)
Net Lot Green Provided:	30 percent (387,395 sq. ft.)

Parking Lot Area:	501,521 sq.ft.
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Internal Green Required (overall):	10 percent (50,152 sq .ft.)
Internal Green Provided:	10.2 percent (50,364 sq. ft.)

3. The Specific Design Plan revision is in general 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.

The proposed restaurant is basically rectangular in shape and consists of 3,721 square feet. The building materials for the restaurant consist of a tan tile base with an off-white, scored dryvit system for the exterior finish material. A pre-engineered canopy system is proposed over the windows, as well as for the roofing material that is orange, red and yellow in color. The building has accent columns with neon lighting at the parapet.

Building-mounted signage is proposed on the front and side elevations that consists of individual pinned-on letters with neon lighting. A ground-mounted entrance sign is proposed at the main entrance that consists of a four-foot-high by seven-foot-long black aluminum cabinet with open face channel letters with exposed neon lighting.

The Specific Design Plan revision is also in compliance with Condition 11 of SDP-8954 which states the following:

**There shall be a maximum of six building-mounted signs oriented to Ramp FF and Largo Center Drive. There shall be no building-mounted signs oriented to MD 202. The rear building signs shall be designed and mounted as shown on the elevations and sign details for this Specific Design Plan, and they shall be back-lit.**

The applicant proposes no signage on the side of the building facing Largo Center Drive.

4. The Specific Design Plan conforms to the approved Preliminary Plan of Subdivision, 4-88195, PGCPB No. 88-558. A portion of Parcel 3 (3a) is leased to Chevy Chase Bank. The balance of Parcel 3 (3b) will be leased to Bojangle~~as~~.
5. The Specific Design Plan is in conformance with the Woodland Conservation and Tree Preservation Ordinance. The Environmental Planning Section has indicated that the site is exempt from the Woodland Conservation Requirements.
6. The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.

The Growth Policy and Public Facilities Planning Section has reviewed the Site Development Plan for public facilities impacts and concluded the following:

#### Fire Service

The existing fire engine service at Kentland Fire Station, Company 33, located at 7701 Landover Road, has a service response time of 5.12 minutes, which is beyond the 3.25-minute response time guideline.

The existing ambulance service at Kentland Fire Station, Company 46 located at 10400 Campus Way South has a service response time of 1.99 minutes, which is within the 4.25 minutes response time guideline.

The existing paramedic service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 1.99 minutes, which is within the 7.25-minute response time guideline.

The existing ladder truck service at Kentland Fire Station, Company 46, located at 10400 Campus Way South, has a service response time of 1.99 minutes, which is within the 4.25-minute response time guideline.

These findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George~~as~~ County laws.

#### Police Service

The proposed development is within the service area for District II-Bowie. The staff of the

Growth Policy and Public Facilities Planning Section has concluded that the existing police facilities will be adequate to serve the proposed Largo Town Center, Parcel 3-1, Bojangle development.

#### Transportation

In a memorandum dated November 15, 2001 (Masog to Wagner), the Transportation Planning Section indicated that the subject property is part of a larger project which has completed roadway improvements in the area pursuant to a finding of adequate public facilities made in 1988 for Preliminary Plat of Subdivision 4-88195. Insofar as the basis for that finding is still valid, and in consideration of the materials discussed earlier in this memorandum, the transportation staff finds that the subject property will be adequately served within a reasonable time with transportation facilities which are existing, programmed, or which will be provided as a part of the development if the development is approved. Furthermore, the submitted plans are in conformance with past approved plans, including the approved Comprehensive Design Plan.

7. Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties. In a memorandum dated November 5, 2001 (DeGuzman to Wagner), the Watershed Protection Branch of DER indicated that the site plan is consistent with approved Stormwater Management Concept # 27059-2001.
8. The site is subject to Section 4.3, Parking Lot Requirements, and Section 4.4, Screening Requirements of the *Landscape Manual*. The site plan is in conformance to Section 4.3. However, the Landscape Plan should be revised to provide a continuous evergreen hedge in the parking lot island adjacent to the loading space in order to comply with Section 4.4.

#### 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-8954/14 subject to the following conditions:

1. Prior to certificate approval, the Landscape Plan shall be revised to provide a continuous evergreen hedge in the parking lot island adjacent to the loading space in order to comply with Section 4.4.
2. In order to alleviate the negative impact on fire and rescue services, the building shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.