

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-9613/01
Largo Town Center, Parcel H

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.

EVALUATION

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

- a. Conformance to the Basic Plan, A-9280/81.
- b. Conformance to the approved Comprehensive Design Plan and applicable standards of the *Landscape Manual*.
- c. Conformance to the Preliminary Plat of Subdivision, 4-00004.
- d. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- e. Referrals.

FINDINGS

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

1. This Specific Design Plan revision for Largo Town Center, Parcel H, proposes 26 luxury rental multifamily units in addition to the 243 units approved by the Planning Board for Parcel E. In the approval of CDP-9002/06, the District Council mandated that if Parcel E

were developed as residential, Parcel H must also be developed as residential. The applicant, Summit Properties Partnership, L.P., is the contract purchaser of Parcel H, and intends to construct a single building on the parcel that is harmonious with the architecture approved for Parcel E.

Parcel H consists of 2.05 acres in the M-A-C Zone, and is located in the southeast quadrant of the intersection of Arena Drive and Lottsford Road. The site will have controlled access through Parcel E.

Site Data:

| | |
|--|-------------|
| Site Area (Parcels E&H) | 11.49 acres |
| Parcel H | 2.05 acres |
| Zone | M-A-C |
| Dwelling Units Allowed by CDP | 42 DUs |
| Dwelling Units Proposed (Parcel H) | 26 DUs |
| Proposed Building Height | 4 Stories |
| Parking Required | 37 spaces |
| (21) 1 Bedroom x 1.33 | 28 spaces |
| (5) 2 Bedroom x 1.66 | 9 spaces |
| Parking Provided (including 2 HC spaces) | 43 spaces |

Conformance with Basic Plan

2. The proposed Specific Design Plan conforms to the approved Basic Plan, A-9280/81 with regard to land use types, quantities and locations, and is in conformance with all conditions of approval.

Conformance with Comprehensive Design Plan

3. The proposed Specific Design Plan is in general conformance with the Comprehensive Design Plan CDP-9002/06 and applicable standards of the *Landscape Manual*. The following CDP standards and conditions warrant discussion:

3. **The following design guidelines shall apply to residential on Parcels E and H:**

From Arena Drive

- a. **Minimum building setback: 75 feet**
- b. **Minimum 15-foot-wide landscape buffer with a minimum 3-foot-high berm (with a minimum of 8 shade trees, 20 evergreen trees and 40 shrubs per 100 linear feet of right-of-way). Shade trees shall be a minimum of 3. to 4 inch caliper and evergreen trees a minimum of 10-12 feet in height.**

The Specific Design Plan is in conformance with a portion of this condition. The plan provides for a building setback of 89 feet with a 15-foot-wide landscape buffer along Arena Drive. A three-foot-high berm has not been provided. Landscape plant materials required by the above condition have been provided.

- c. A noise and visual analysis from Arena Drive should be submitted for review and approval at Specific Design Plan submission which adequately addresses noise attenuation measures for Parcels E and H.**

A noise analysis was submitted for review and found by the Natural Resources Division to be generally acceptable. For more information with regard to noise issues, see finding 4 below.

From Lottsford Road

- a. Minimum building setback: 50 feet**
- b. Minimum parking lot and garage setback with landscape buffer: 30 feet (with a combination of berming to screen parking and a minimum of 3 shade trees, 5 evergreen trees, and 20 shrubs per 100 linear feet of right-of-way, excluding driveways).**

The Specific Design Plan is in conformance with this condition. The plan provides for a building setback of 53 feet with a minimum 32-foot-wide landscape buffer between the parking and Arena Drive. A three-foot-high berm has been provided with the required amount of landscape plant materials.

Between Parcels E and H

Bufferyard requirements between Parcels E and H shall be in conformance with the Landscape Manual.

No bufferyard is required since Parcel H is proposed as residential. However, a significant natural buffer will be maintained between the two parcels.

- 4. The development shall include the following amenities; individual two-story options, fireplaces, oversized tubs, crown molding, premium appliances, full-sized washer and dryer, intercom system, 9-foot ceilings, 6-foot-high windows, outdoor swimming pool, enclosed garage spaces, community center, exercise facilities, and a business center. The development will be completely gated by decorative fencing with controlled access gates.**

In addition, the following recreational facilities shall be provided:

Active

1 community gathering area with gazebo and extensive landscaping.

2 barbeque grills located in the vicinity of the pool.

Passive

Ample 4-foot-wide internal pedestrian walkway system in passive and active recreational areas with eight heavily landscaped sitting areas, to include two benches each, having different solar orientations. All internal pedestrian walkways and sitting areas shall utilize a certain amount of special pavement materials, shall be extensively landscaped with a wide variety of plant materials and shall be adequately lighted. Emphasis shall be placed on providing a pleasing exterior environment by creating both active and passive facilities.

Most of the recreational facilities have been provided on Parcel E. An adequate pedestrian system has been provided, connecting Parcel H to Parcel E for easy access to the existing recreational facilities. Because of the existing recreational facilities on Parcel E, no other recreational facilities are needed on Parcel H.

By letter dated April 20, 2000 (Gary F. Colton to Wagner), the applicant has indicated that the units will have all the same amenities that were provided in the units on Parcel E, and that the residents will have access to all of the recreational facilities on Parcel E.

4. In a memorandum dated April 6, 2000 (Markovich to Wagner) the Environmental Planning Division provided the following comments:

This development proposal is not exempt from the requirements of the Woodland Conservation Ordinance since a Type I Tree Conservation Plan (TCPI/2/00) was approved in conjunction with Preliminary Plat of Subdivision 4-00004. In addition, TCPII/119/96 was approved in conjunction with SDP-9613 for Phase I of this SDP. No revisions to TCPII/119/96 are required due to this revision of SDP-9613. A Type II Tree Conservation Plan (TCPII/16/00) as revised, April 5, 2000 date on the print, has been reviewed in conjunction with this Specific Design Plan (SDP) application and found to satisfy the requirements of the Prince George's County Woodland Conservation Ordinance. This 2.05 acre parcel has a 15% or 0.30 acre Woodland Conservation Threshold (WCT) and replacement requirements of 0.12 acres for a total requirement of 0.42 acres of woodland. That requirement is being satisfied by 0.26 acres of on-site preservation in a priority retention area and 0.16 acres of on-site reforestation in a priority retention area for a total of 0.42 acres of Woodland Conservation provided. TCPII/16/00 is recommended for approval subject to the Condition 1.b. below.

Wetland, wetland buffer, stream buffer and stream impacts are proposed since the only access to this parcel is from the adjacent parcel. Access from Arena Drive and Lottsford

Road has been denied. The proposed impacts were evaluated in conjunction with the variation request from Section 24-130 of the Subdivision Ordinance. The proposed impacts are in a previously disturbed portion of the stream and the wetlands. A field evaluation of the stream and the wetlands on this parcel reflected that the proposed location of the crossing was the most degraded area of wetlands and the stream. Conditions of approval for the Preliminary Plat of Subdivision include a requirement for the applicant to provide proof that all appropriate Federal and State permits have been obtained prior to the issuance of any grading permits impacting the stream, stream buffer, wetlands or wetland buffer.

The Noise Study prepared by Miller Henning Associates, Inc. on January 3, 2000 identifies exterior noise levels in excess of 65 dBA to the that portion of the building on Parcel 2 which faces the Lottsford Road and Arena Drive. Therefore, Condition 2 below is recommended.

No other significant environmental impacts have been identified for this property.

5. The Specific Design Plan is in conformance with the approved Preliminary Plat of Subdivision, 4-00004 and applicable conditions of approval. In a memorandum dated April 24, 2000 (Del Balzo to Wagner), the Subdivision Office offered the following comments:

Preliminary Plat 4-00004 was approved by the Planning Board on March 23, 2000. The resolution, PGCPB 00-39 was adopted on April 27, 2000. The preliminary plat has a validity period of two years; therefore, the preliminary plat will expire on April 27, 2002. Final plats must be accepted for processing no later than April 27, 2002.

The specific design plan depicts a building, parking and access scheme substantially in conformance with the approved preliminary plat. Variations were approved to allow the access drive to impact wetlands and buffer. Access to both Lottsford Road and Arena Drive is denied as they are both arterial roadways. Sole access to the site is provided pursuant to Section 24-128(b)(9) of the Subdivision Regulations. This access, the denied access to the arterials, and the impacts as approved by the variation request are carried forward in the Specific Design Plan.

6. In a memorandum dated April 18, 2000 (Izzo to Wagner), the Countywide Planning Section offered the following comments with regard to schools:

Growth Policy and Public Facilities Planning has reviewed this Specific Design Plan in accordance with the principles and standards established in *The Regulations to Analyze the Development Impact on Public School Facilities* (CR-4-1998). Section 27-528 (a) (2) of the Zoning Ordinance requires the public facilities finding that, ■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. • Growth Policy and Public Facilities Planning has identified the affected schools impacted by this development and concluded the following:

Finding

Projected Impact on Affected Public Schools

| Affected School Name | D.U. by Type | Pupil Yield Factor | Development Pupil Yield | 5-Year Projection | Adjusted Enrollment | Total Projected Enrollment | State Rated Capacity | Projected% Capacity |
|-----------------------------|--------------|--------------------|-------------------------|-------------------|---------------------|----------------------------|----------------------|---------------------|
| Kingsford Elementary School | 26 MFD | 0.23 | 5.98 | 1049 | 0 | 1054.98 | 764 | 138.09% |
| Kettering Middle School | 26 MFD | 0.06 | 1.56 | 1531 | 0 | 1532.56 | 977 | 156.86% |
| Largo High School | 26 MFD | 0.10 | 2.60 | 2062 | 0 | 2064.60 | 1958 | 105.44% |

Source: Prince George's County Planning Department, M-NCPPC, January 2000

Since the affected Kingsford Elementary, Kettering Middle and Largo High Schools projected percentage of capacities are greater than 105%, the Adequate Public Facilities fee is \$3,670.00 per dwelling unit.

The amount of the Adequate Public Facilities fee for schools shall be offset by the School Facilities Surcharge fee of \$2,500.00 per dwelling unit. Therefore, an Adequate Public Facilities fee is required in the amount of \$1,170.00 per dwelling unit.

If any affected school's projected percentage of capacity exceeds 130% no permits may be issued until (a) capacity exists below 130% in all affected schools; or (b) four (4) years have elapsed since the time of the approval of the preliminary plan of subdivision.

Based on the above, conditions 3-6 below are recommended.

7. In a memorandum dated April 17, 2000 (Masog to Wagner), the Transportation Planning Section offered the following comments:

The application involves a Specific Design Plan within the Largo Town Center. The subject property consists of approximately 11.49 acres of land in the M-A-C zone. The property is bounded by Arena Drive, Zachery Street, Lottsford Road and Largo Center Drive. The applicant proposes to develop the site as a residential development with 243 multi-family residences within low- to mid-rise buildings.

A portion of the site has been previously approved for the construction of 217 residences in five buildings; these are substantially complete. This application slightly modifies the previous plan to include extra property with a single building containing 26 residences and access through the initially-approved portion of the site.

There are not really many new issues introduced by the subject application. What issues remain are best discussed in the context of a review of conditions placed on the subject property by previous applications. CDP-9002/06 and Preliminary Plat of Subdivision 4-88195 contain a number of transportation-related conditions. While CDP-9002/06

contains no transportation-related conditions, prior CDPs contain transportation conditions which have either been addressed by the application or have been previously satisfied.

There are no transportation-related conditions associated with SDP-9613.

The only outstanding condition remaining from Preliminary Plat of Subdivision 4-88195 was addressed when the transportation staff reviewed Preliminary Plat of Subdivision 4-00004, which concerned only the parcel which has been added into the subject Specific Design Plan. The only remaining subdivision condition is pro-rata condition which was approved as a part of 4-00004, which specified a dollar amount to be paid at the time of Final Plat. That payment would be due to the Department of Public Works and Transportation at the time of Final Plat.

The subject property is required to pay money toward roadway improvements in the area pursuant to a finding of adequate public facilities made in 1988 for Preliminary Plat of Subdivision 4-88195. The basis for that finding is determined by the transportation staff to be currently valid as a part of the review of Preliminary Plat of Subdivision 4-00004 in March 2000. In consideration of the recent subdivision findings, and in consideration of the materials discussed earlier in this memorandum, the transportation staff can make a finding that the subject property will be adequately served within a reasonable period of time with transportation facilities which are existing, programmed, or which would be provided as a part of the development.

As a result, the transportation staff finds that the subject application, if approved, will conform to Preliminary Plats of Subdivision 4-88195 and 4-00004, Comprehensive Design Plan CDP-9002/06, and all other plans.

8. In a memorandum dated April 18, 2000, the Growth Policy and Public Facilities Planning, Countywide Planning Division has reviewed this specific design plan and concluded that the project will be adequately served within a reasonable period of time with the existing or programmed facilities.

The existing fire engine service at Kentland Fire Station, Company 46 located at 10400 Campus Way South has a service response time of 2.32 minutes, which is within the 3.25 minutes 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 2.32 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 2.32 minutes, which is within the 7.25 minutes response time guideline.

The existing ladder truck service at Kentland Fire Station, Company 33 located at 7701 Landover Road has a service response time of 4.87 minutes, which is beyond the 4.25 minutes response time guideline.

The above 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 above, the Fire Department recommends that all residential structures be fully sprinkled in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County Laws.

The proposed development is within the service area of the District II-Bowie Police Station. In accordance with Section 27-528 (a)(2) of the Zoning Ordinance of Prince George's County, the staff concludes that the existing County police facilities will be adequate to serve the proposed Largo Town Center development. This police facility will adequately serve the population generated by the proposed development.

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 Department of Environmental Resources (DER) has indicated that the Specific Design Plan is consistent with the approved Stormwater Management Concept Plan (CSD # 008003150).

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-9613/01 and TCPII/16/00 subject to the following conditions:

1. Prior to certificate approval of the Specific Design Plan, the following revisions shall be provided:
 - a. A minimum three-foot-high berm shall be provided between the parking lot and the right-of-way of Arena Drive.
 - b. The Type II Tree Conservation Plan shall be revised to provide a tree protection fence detail on the TCPII plans.
2. Prior to issuance of the building permit for the building on Parcel 2, the applicant shall provide to the Environmental Planning Section certification that the portion of the building impacted by noise will not be used for residential purposes or certification from an Acoustical Engineer that interior noise levels for all residential units within the 65 dBA contour will be attenuated so as not to exceed 45 dBA. This certification shall be placed on the certification sheet of the Specific Design Plan.

3. An Adequate Public Facilities fee for the affected elementary school is \$660.00 per dwelling unit. This fee is due prior to issuance of building permits. This fee shall be placed in an account to relieve overcrowding at Kingsford Elementary School.
4. An Adequate Public Facilities fee for the affected middle school is \$191.00 per dwelling unit. This fee is due prior to issuance of building permits. This fee shall be placed in an account to relieve overcrowding at Kettering Middle School.
5. An Adequate Public Facilities fee for the affected high school is \$319.00 per dwelling unit. This fee is due prior to issuance of building permits. This fee shall be placed in an account to relieve overcrowding at Largo High School.
6. No permits shall be issued for this subdivision until the projected percentage of capacities at all the affected schools are less than or equal to 130% or four years have elapsed since date of the adoption of the resolution of the approval of Preliminary Plat of Subdivision 4-00004.
7. In order to alleviate the negative impact on fire and rescue services all residential structures shall be fully sprinklered in accordance with National Fire Protection Association Standard 13D and all applicable Prince George's County Laws.