

Case No. SP-07009

Applicant: Upshire Realty Advisors, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 32 - 2008

AN ORDINANCE to approve alternative development district standards, a departure from design standards, and a detailed site plan, with conditions, in the Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center.

WHEREAS, Application No. SP-07009 was filed to modify development district standards, obtain a departure from design standards, and obtain a detailed site plan approval for a mixed-use project consisting of two office buildings and a 748-space parking garage, referred to as Largo Center West, Parcel O, on property described as approximately 3.67 acres of land in the M-U-I/D-D-O zones, located in the southeast quadrant of the intersection of Harry S Truman Drive and Largo Drive West, Largo; and

WHEREAS, the property was posted, in accordance with all requirements of law, and the application was reviewed in public hearing before the Planning Board; and

WHEREAS, in PGCPB No. 08-136, the Planning Board by resolution approved the detailed site plan, with conditions, and recommended approval of the alternative development district standards and the departure from design standards for the property; and

WHEREAS, having reviewed the record, the District Council has determined that the application should be approved, as recommended by the Planning Board; and

WHEREAS, as the basis for this action, the District Council adopts, as its findings of fact and conclusions of law, the Planning Board's decision in PGCPB No. 08-136, as supported by the Technical Staff Report and the record for SP-07009; and

WHEREAS, to protect adjacent properties and the general neighborhood, the District Council has determined that this application should be approved subject to conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to show an approved detailed site plan for the property that is the subject of Application No. SP-07009.

SECTION 2. The District Council hereby approves the alternative development district standard for site design, building siting and setbacks, Standard D, to allow 40 percent of the property's street-facing frontage to be occupied by building facades, due to the unique shape of the site.

SECTION 3. The District Council hereby approves the proposed departure from design standards, to reduce the width of standard parking spaces in the parking garage from the required 9.5 feet to 9 feet, and the length of spaces from the required 19 feet to 18 feet, with 24-foot-wide drive aisles.

SECTION 4. The District Council hereby approves the applicant's detailed site plan, DSP-07009, subject to the following conditions:

1. Prior to certificate approval of this detailed site plan, the applicant shall:
 - a. Provide information about how the proposed buildings have applied green building techniques to the extent possible, and have incorporated innovative environmental technologies in the building and site design for

the subject property whenever possible. If none have been provided, a statement regarding why these techniques were not used shall be submitted.

- b. Revise the landscape and lighting plan for the site to address the reduction of overall sky glow, the minimization of spillover of light from one property to the next. The plans shall contain the following note:

“Full cut-off optic light fixtures shall be used throughout the development and shall be directed downward to reduce glare and light intrusion.”

- c. Revise the TCP II to include the entire limits of TCP II/051/97-01 and the woodland conservation worksheet to correctly reflect the woodland conservation requirements for the site, and how it is being fulfilled.
- d. Provide sign face area calculations for the building-mounted signs and monument signs.

- 2. Prior to issuance of the first building permit, the applicant, the applicant’s heirs, successors, and/or assigns shall provide a financial contribution of \$210 to the Department of Public Works and Transportation for the placement of Class III bikeway signage along Harry S Truman Drive. A note to this effect shall be placed on the final plat.

Ordered this 18th day of November, 2008, by the following vote:

In Favor: Council Members Dean, Bland, Campos, Exum, Harrison, Knotts, Olson, and Turner

Opposed:

Abstained:

Absent: Council Member Dernoga

Vote: 8-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Samuel H. Dean, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council