

R E S O L U T I O N

WHEREAS, the Prince George=s County Planning Board has reviewed A-9280/81/08 requesting an amendment of the Largo Town Center Basic Plan to include office and residential use on Parcel 2, Block D in the Largo Town Center, in addition to previously approved office/commercial use in accordance with Subtitle 27 of the Prince George=s County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on April 19, 2007, the Prince George's County Planning Board finds:

A. Location and Field Inspection:

The subject property, Parcel 2, Block D (formerly Parcel I) of the Largo Town Center, is located on the southwest corner of Arena Drive and Lottsford Road. It consists of 8.5 acres and is zoned M-A-C (Major Activity Center). The site is currently undeveloped.

The subject property – History and Existing approvals

The subject parcel (Parcel 2, Block D and formerly Parcel I) and Parcels 1A and 1 B, Block D (formerly Parcel D) are within Subarea 4 of the Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas (see Exhibit 1).

The Sector Plan retained the subject property in the M-A-C Zone. The Sector Plan recommends a major commercial office component on the subject site. Page 29 of the Sector Plan identifies the site as Subarea 4 and calls for the development of over one million square feet of high-intensity transit-oriented office development.

Within SubArea 4, Parcels 1A and 1B are emphasized for office development because these parcels are adjacent to the Largo Metro station and parking (see Exhibit 2). The subject property is within one-third of a mile from the Largo Metro station. However, it is not adjacent to the station and parking. It is physically separated from Parcel 1A and 1B by the underground metro tracks.

The subject property (Parcel 2, Block D, formerly Parcel I) is approved for 160,000 square feet of commercial office uses.

The Preliminary Plan 4-05040 limited the development on the subject property to 160,000 square feet of commercial office uses or equivalent development that generate no more than 255 AM and 236 PM peak-hour vehicle trips.

The applicant is proposing a maximum of 160,000 square feet of office uses including 8,000 square feet of ancillary retail uses, a bank building and 300 multifamily residential units on the subject parcel.

Parcels 1A and 1B, Block D (formerly Parcel D) is approved for 1.37 million square feet of commercial office uses.

B. Neighborhood and Surrounding Uses:

The subject property is located in a neighborhood defined by the following boundaries:

- Arena Drive on the north
- MD 214 (Central Avenue) on the south
- Landover Road on the east
- Capital Beltway on the west

The property is located within the boundaries of the approved sector plan and sectional map amendment for the Morgan Boulevard and Largo Town Center Metro areas. It is located less than a quarter mile from the entrance to the Largo Metro Station.

The property is surrounded by the following uses:

North - Arena Drive and vacant property zoned M-U-I across from Arena Drive. There is a pending detailed site plan application for 318 dwelling units and 98,621 square feet of office and commercial uses on this site.

East - Underground easement for Metro tracks (1.31 acres) and Lottsford Road and Parcel 2, Block E (formerly Parcel H), in the M-A-C Zone with multifamily residential uses

South - Underground Metro tracks and Parcel D in the M-A-C Zone. There is a pending basic plan amendment application for Parcel D. The amendment proposes 1.049 million square feet of commercial office space, 54,000 square feet of supporting retail use, and 350 multifamily residential units

West - Capital Center zoned C-O with retail uses

C. History:

Original Basic Plan

The original basic plan for the Largo Town Center (LTC) contained two separate Zoning Map Amendments, A-9280 and A-9281. It was approved by the District Council when it adopted the 1978 sectional map amendment (SMA) for Largo-Lottsford, placing 175.1± acres in the M-A-C (Major-Activity-Center) Zone [CR-75-1978]). Dwelling units were capped at 1,950 on 78 acres, and up to 2.3 million square feet of commercial space and 300,000 square feet of retail space were approved.

Basic Plan Amendments

Subsequently, several basic plan amendments have been approved that have slightly changed maximum development levels and locations of land uses from the original basic plan. The following table contains a chronology of the basic plan amendments for Largo Town Center:

LTC basic plan amendment Actions	Date Approved	Purpose
A-9280 A-9281	5/23/88	First LTC amendment slightly changed density and intensity to reflect several right-of-way takings through the intervening years (ZO 31-1988). Base dwelling units were revised from 780 to 774 on 74 acres, with the potential to add another increment of 1,170 dwellings through providing public benefit features. A total of 1,935 dwellings were approved, with a base density of 774 dwellings and public benefit increment factors adding approximately 1,170 dwellings. Commercial and retail space remained unchanged at a combined total of 2.3 million square feet. Included 12 conditions and 14 CDP considerations.
A-9280 A-9281	9/25/89	Second LTC amendment allowed gas stations as a permitted use (ZO 57-1989). Included the previous 13 conditions and 14 CDP considerations; retained same development potentials.
A-9280 A-9281	6/14/93	Third LTC amendment to allow senior housing on Parcel C (ZO 12-1993). Included 15 conditions and the 14 CDP considerations previously approved. Three conditions were added regarding Council review of uses on Parcel A and senior housing on Parcel C. Base dwellings were slightly adjusted (apparently due to rounding) to 780 units, with a public benefit increment factor adding 1,170 units for a maximum 1,950 dwellings.
A-9280 A-9281	10/5/93	Fourth LTC basic plan amendment was requested to increase retail by another 250,000 square feet while decreasing by like amount the office/commercial space. The application was held and never withdrawn.
A-9903-C	4/26/94	Fifth LTC amendment which rezoned 4± acres of Parcel (Block) D from the C-O Zone to the M-A-C Zone and added it to the LTC basic plan. Previous conditions and considerations were carried forward.
A-9280 A-9281	10/10/03	LTC basic plan amendment was requested for Block D to add 380 high-rise apartments and townhouses. Technical staff recommended disapproval and the application was withdrawn.
A-9280/06-C A-9281/06-C	7/11/05	Sixth LTC amendment only changed Parcel B from commercial and office use (868,000 square feet) to residential, allowing 594 high-density residential dwellings as part of the LTC approved cap of 1,935 total dwellings. The LTC base density was again set at 774 dwellings, with a public benefit increment factor adding another 1,170 dwellings for a total of 1,935 dwelling units in LTC.
A-9280/ 9281/07	Pending	Seventh LTC amendment for Parcel D. The amendment proposes 1.049 million square feet of commercial office space, 54,000 square feet of supporting retail uses and 350 multifamily residential units

LTC basic plan amendment Actions	Date Approved	Purpose

Comprehensive Design Plans

The following table contains a chronology of the comprehensive design plans for Largo Town Center:

CDP Actions	Date Approved	Purpose
CDP-8804	10/31/88	District Council affirms Planning Board approval (PGCPB No. 88-479) for various uses and densities for all Largo Town Center (LTC) parcels, including 665,000 square feet of commercial/office use on Block D (545,000 square feet if Parcels E and H are commercial). If Parcels E and H develop as residential, the overall LTC residential density would be capped at 1,440 dwellings (per PGCPB No. 88-479 and supplemental 10/6/88 staff report). This CDP approved 1.745 million square feet of commercial floor area for the LTC. The basic plan still allows 2.3 million square feet. Parcel (Block) D is designated as a commercial parcel with a two-acre urban park and an outdoor urban courtyard. Various design standards are established throughout the LTC
CDP-8905	9/25/89	District Council (ZO No. 57-1989) affirms Planning Board approval (PGCPB No. 89-396); decreases green space and requires an urban park on Parcel D to be sized in subsequent site plan approvals
CDP-9002	4/16/90	Amended CDP-8804 and CDP-8905 conditions regarding fee-in-lieu, recreational bonding, and building heights (affirmed PGCPB No. 90-94); required owner-occupied use on Parcels G-1 and G-2; set height of office buildings on Parcel B-4
CDP-9002/01	7/30/91	Affirms Planning Board approval (PGCPB No. 91-238) revising conditions regarding fee-in-lieu, recreational bonding, and design guidelines; required all SDPs be referred to area civic groups
CDP-9002/02	7/27/93	Affirms Planning Board approval (PGCPB No. 93-149) to allow 110 senior housing units on Parcel C in accordance with the third LTC basic plan amendment and modify fee-in-lieu conditions
CDP-9002/03	3/3/94	Planning Board denied request to amend Condition 2 of CDP-9002/01 (excluded subject Parcel D)
CDP-9002/04	3/31/94	District Council affirms PGCPB No. 94-119, focusing on Parcel D by approving a maximum of 1.37 million square feet of commercial office and employment use on Parcel D; establishing green area; setbacks; heights; a one-acre urban park; structured parking; and by setting a vested base density on Block D of 545,000 square feet (665,000 square feet) if Parcels E/H develop as residential [as they have], “plus any additional transfer of density to Parcel D by the Planning Board and/or the District

CDP Actions	Date Approved	Purpose
		Council.” Additional office/employment development could be approved for Parcel D provided various transportation demand management strategies and/or rail transit connection to Addison Road is funded (allowing between 1.2 to 1.5 million square feet). However, the CDP approved 1.37 million square feet of office/employment space on Parcel D. Overall LTC development was capped by maximum AM and PM peak-hour vehicle trips to allow no more than 2.3 million total square feet of commercial space and 1,440 dwellings (per CDP-8804).
CDP-9002/05	5/17/94	District Council affirms PGCPB No. 94-121 to allow 264 multifamily condominiums on Parcel E (222 dwellings) and Parcel H (42 dwellings); retained original density cap of 1,440 dwellings in CDP-8804.
CDP-9002-06	4/30/98	PGCPB No. 98-120 converts Parcel E from condo to rental; the approved SDP reduced total units on Parcels E/H from 264 to 243. With 995 units committed to development, only 470 units remained to be developed elsewhere under the LTC cap of 1,440 dwellings (per CDP-8804).
CDP-9002-07		Withdrawn

Specific Design Plans

Several specific design plans (SDPs) have been approved for various parcels throughout Largo Town Center.

Preliminary Plans

On November 17, 1988, the Planning Board approved Preliminary Plan 4-88195 for 174.43 acres of land known as Largo Town Center (Parcels A1-A8, B1-B4, C, D, E1, E2, F1, F2, G1, G2, H and I) in the M-A-C Zone (PGCPB No. 88-558).The final plats were recorded on May 29, 1997 (5-97114).

On December 22, 2005, the Planning Board approved Preliminary Plan 4-05040 (PGCPB No. 05-244) for 8.51 acres of land known as Parcel D2 in Largo Town Center (the subject property) The preliminary plan limited the development on the subject property to 160,000 square feet of commercial office uses or equivalent development that generate no more than 255 AM and 236 PM peak-hour vehicle trips. Conditions of approval of the preliminary plan require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities if a development with an impact greater than that identified above is proposed on the subject property. The conditions of approval also require a new preliminary plan of subdivision if residential development is proposed on the subject property.

D. Master Plan and General Plan Recommendations:

Master Plan—The May 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the M-A-C (Major Activity Center) Zone. The sector plan recommends a major commercial office

component on the subject site. Page 29 of the sector plan identifies the site as Subarea 4 and calls for the development of over one million square feet of high-intensity transit-oriented office development. SubArea 4 includes Parcel 2 and Parcels 1A and 1 B (formerly Parcel D). Page 25 of the sector plan envisions a metropolitan center with a horizontal mix of uses including residential and nonresidential uses at intensities appropriate for a center that is intended to draw office workers and shoppers from the Washington Metropolitan Area.

General Plan—The 2002 General Plan identifies the property as part of a designated “metropolitan center.” The vision for metropolitan centers is a high concentration of land uses and economic activities that attract employers, workers and customers from other parts of the metropolitan Washington area, such as large government service or major employment centers, major educational complexes, or high-intensity commercial uses. The General Plan strongly advocates the use of transit-oriented development (TOD) and pedestrian-oriented development (POD) principles to focus appropriate development at station areas (page 44 and 45). Key elements of an integrated TOD/POD development are density (sufficient density), diversity (diverse mix of uses) and design (pedestrian friendly and providing convenient linkages to transit facilities). The General Plan specifies a minimum residential density of 30 dwelling units/acre and a minimum FAR of 2.0 for nonresidential development (page 49).

The subject property is located in the Developing Tier of the General Plan. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

E. Request:

The proposal includes a maximum of 160,000 square feet of office and ancillary retail uses. The office space will be located in a multilevel building, at least five stories in height, with associated structured and surface parking. A maximum of 300 residential units are proposed in a five-story structure with concealed structured parking. A 4,000-square-foot bank building is proposed to serve the office and the residential uses. The residential building will also include a maximum of 8,000 square feet of ancillary retail uses. The 8,000 square feet of retail uses may include commercial retail and professional offices.

Vehicular access to the property is from three access points, two on Arena Drive and one on Lottsford Road, to ensure efficient circulation. The applicant is also proposing potential pedestrian access points to the adjacent Capital Center property to the west. Connections to the pedestrian access areas for the Largo Metro Station are also envisioned.

The project will use a variety of design techniques to ensure a coordinated and efficient design, controlled vehicular access, safe and attractive pedestrian circulation, and site amenities with an eye towards compatibility and integration with surrounding uses.

The applicant proposes a coordinated architectural scheme for the proposed structures to ensure that they complement each other and are compatible with the surrounding architecture. High quality exterior finishes, including brick and masonry elements and attractive fenestration on both

the residential and commercial uses, will be employed together with a coordinated urban landscaping and site amenity package.

The applicant has proffered a condition of approval to ensure that the office component of the proposal is built before the residential component.

F. **Zoning Requirements:**

Section 27-197(c):

If an amendment of an approved Basic Plan does not involve a change in land area or an increase in land use density or intensity, the Plan may be amended by the Council in accordance with the following procedures:

- (1) The applicant shall file the request (in triplicate) with the Clerk of the Council. The petition shall be accompanied by a new reproducible copy of the proposed new Basic Plan (graphic only) or three (3) copies of the proposed new Basic Plan Text (as necessary depending on the amendment proposed). The Clerk's office shall advise the applicant (in writing) that the Technical Staff has found that the request is complete.**

Staff finds that the proposed basic plan amendment does not propose an increase in land area or increase in land use intensity or density.

On March 7, 2007, the Clerk of the Council advised the applicant that the technical staff has found the request to be complete and accepted the basic plan amendment application.

- (2) The Clerk of the Council shall refer copies of the request and accompanying documents to the Planning Board and to the People's Zoning Counsel. The Planning Board and the People's Zoning Counsel shall submit any comments which they have on the request to the Council, the Zoning Hearing Examiner, the petitioner, and all persons of record in the original Zoning Map Amendment application. The comments shall be submitted not later than sixty (60) days after the date the Clerk refers the petition to them, unless such deadline is waived in writing by the applicant.**

The Clerk of the Council referred the application to the Planning Board and the People's Zoning Counsel on March 7, 2007.

- (3) Within one-hundred twenty (120) days after referral of the petition to the Planning Board and People's Zoning Counsel, the Zoning Hearing Examiner shall conduct a public hearing on the petition. The hearing shall be held in accordance with Section 27-129. The hearing shall not be held until after the sixty (60) day review period has expired, unless both the Planning Board and People's Zoning Counsel have submitted their comments.**

The Clerk of the Council stated that the Planning Board and the People's Zoning Counsel must submit their comments by May 7, 2007. The applicant has requested a Planning Board Hearing on April 19, 2007. The Planning Board's recommendation will be transmitted to the Zoning Hearing Examiner after April 19, 2007, and prior to May 7, 2007. The Zoning Hearing Examiner hearing will be scheduled within 120 days from May 7, 2007.

- (4) Within thirty (30) days from the close of the hearing record, the Zoning Hearing Examiner shall file a written recommendation with the District Council, unless such deadline is waived in writing by the applicant.**
- (5) Any person of record may appeal the recommendation of the Zoning Hearing Examiner within fifteen (15) days of the filing of the Zoning Hearing Examiner's recommendation with the District Council. If appealed, all persons of record may testify before the District Council.**
- (6) Persons arguing shall adhere to the District Council's Rules of Procedure, and argument shall be limited to thirty (30) minutes for each side, and to the record of the hearing.**
- (7) In approving the petition, the District Council shall find that the requirements of Section 27-195(b) have been met. If the Council does not act within forty-five (45) days of the filing of the written recommendation, the petition shall be considered to have been denied.**

Compliance with the above will be applicable after the Zoning Hearing Examiner hearing.

Section 27-195(b)(1):

Prior to the approval of the application and the Basic Plan, the applicant shall demonstrate, to the satisfaction of the District Council, that the entire development meets the following criteria:

- (A) The proposed Basic Plan shall either conform to:**
 - (i) The specific recommendation of a General Plan map, Area Master Plan map; or urban renewal plan map; or the principles and guidelines of the plan text which address the design and physical development of the property, the public facilities necessary to serve the proposed development, and the impact which the development may have on the environment and surrounding properties; or**
 - (ii) The principles and guidelines described in the Plan (including the text) with respect to land use, the number of dwelling units, intensity of nonresidential buildings, and the location of land uses.**

The proposal includes a maximum of 160,000 square feet of office uses including 8,000 square feet of ancillary retail uses, a bank building, and 300 multifamily residential units.

The subject property is approved for 160,000 square feet of commercial office uses.

Consistency with previously approved land use intensities/densities

The most recent approved basic plan amendment for Largo Town Center (A-9280/9281/06) established the following land use quantities:

Residential Density

Residential Area:	77.4 acres
Base residential density (10 du/acre):	774
Increment:	1,170 units
Maximum dwelling units (25 du/acre):	1,935 units

Commercial Density*

Gross Commercial Area:	97.7 acres
Base Commercial Space (0.2 FAR):	851,160 square feet
Increment:	1,448,840 square feet
Maximum commercial space (0.54 FAR):	2,300,000 square feet**
Maximum retail commercial space:	300,000 square feet

*The exact number of dwelling units and amount of commercial floor area will be determined on the basis of public benefit features to be provided by the applicant, pursuant to Section 27-491 (b) of the Zoning Ordinance, with said benefit features being staged in conjunction with residential and commercial development at the time the comprehensive design plan is approved by the Planning Board.

** The overall commercial space can be reduced by a maximum of 201,000 square feet if it cannot be accommodated on the remaining undeveloped parcels.

<u>Parcels</u>	Commercial (square feet)	Residential (dwelling units)
Built (Parcels A, C, E, H, F1-2, G1-2)	284,000	970
Parcel 1A, 1B (proposed/pending)	1,048,974	350
Parcel B (approved)		594
Subject Parcel I (proposed)	160,000	300
Total	1,492,974	2,214
Total residential without Parcel 1A and 1B		1,864
Maximum LTC Development Caps	2,300,000	1,935

The applicant has stated that the proposed commercial square footage is substantially lower than the overall commercial square footage cap established by the previously approved basic plan

amendment.

The applicant's proposal to add 300 residential units will increase the existing residential cap to 1,864 units but it will not exceed the overall residential cap of 1,935 units.

The pending basic plan amendment application for Parcels 1A and 1B is not considered for establishing the overall caps proposed by the current application.

If the basic plan amendment application for Parcels 1A and 1B is approved, the overall residential cap for Largo Town Center will be exceeded. However, the overall commercial square footage cap will not be exceeded.

The proposed commercial office square footage (160,000 square feet) also meets the previously approved commercial office square footage cap established by the approved preliminary plan for the subject property.

Consistency with the General Plan

The Community Planning Division staff indicates, in a memorandum dated October 18, 2006, that the application is generally consistent with the 2002 General Plan Development Pattern policies for a metropolitan center with the exception of the residential and nonresidential development density targets specified for a metropolitan center. Specifically, the site is within the "core" of the LTC metropolitan center. Within such center core areas (1/4- to 1/3-mile radius), the General Plan establishes minimum residential density targets of 30 dwellings per acre. Also, nonresidential development within metropolitan centers should be a minimum floor area ratio (FAR) of 2.0. There are no maximum targets established for either residential or nonresidential development.

The applicant's proposal will yield a residential density of 35.29 units/acre and a nonresidential maximum FAR of 0.55. The proposal complies with the minimum residential density established by the General Plan. However, the proposed maximum nonresidential FAR is substantially less than the minimum nonresidential FAR established by the General Plan.

The proposal is consistent with the vision for metropolitan centers to have a high concentration of land uses that attract people from other parts of the Washington Metropolitan Area. The proposed office use will provide an employment center that will attract people from other parts of the region. The proposed mix of residential and office uses within walking distance of the Largo Metro station is consistent with the mix of uses envisioned for a transit-oriented and pedestrian-oriented development. The General Plan strongly advocates the use of transit-oriented development (TOD) and pedestrian-oriented development (POD) principles to focus appropriate development at station areas (pages 44 and 45).

The proposal is consistent with the vision for the Developing Tier of the General Plan because it will provide an employment center and a residential community that are serviced by transit.

Even though the proposed nonresidential density fails to achieve the General Plan development minimums, it is consistent with the previously approved commercial office use square footage for

the subject property.

Consistency with the Sector Plan

The May 2004 *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the M-A-C (Major Activity Center) Zone. The sector plan recommends a major commercial office component on the subject site. Page 29 of the sector plan identifies the site as Subarea 4 and calls for the development of over one million square feet of high-intensity, transit-oriented office development.

The applicant is proposing a high-intensity, transit-oriented office development for the subject property. The proposed office square footage (160,000 square feet) is consistent with the previously approved office square footage for the subject property.

The proposal is consistent with the sector plan's vision for a metropolitan center because it provides a horizontal mix of uses, including residential and nonresidential uses at intensities appropriate for a center that is intended to draw office workers and shoppers from the Washington Metropolitan Area.

The sector plan recommendations call for a mixture of retail, residential and employment uses in an integrated, unified development. It envisioned the Largo Town Center area as a walkable town center with compact mixed-use, transit-oriented development. New development will be attractive, featuring high-quality design and architecture, and will maintain or enhance the character of the existing development. The proposal will be consistent with this requirement because it will provide a high-quality, compact, mixed-use, transit-oriented development.

No office development has occurred in the town center (M-A-C-zoned sites) of the Largo-Lottsford master plan. The subject property and Parcels 1A and 1B are the remaining sites designated for office development. A guideline in the master plan (Employment Areas Chapter) states that proposed employment areas should be protected from encroachment by other permanent land uses. The proposed amendment will not reduce the approved total commercial office square footage for the subject property. It will add another use on the property to make it a mixed-use property. The applicant's proffered condition will also ensure that the office use is constructed before the residential use is constructed.

SubArea 4 includes Parcel 2 and Parcels 1A and 1 B (formerly Parcel D). Within SubArea 4, Parcels 1A and 1B are emphasized for office development because these parcels are adjacent to the Largo Metro Station and parking (see Exhibits 1 and 2). The subject property is within one-third of a mile from the Largo Metro Station. However, it is not adjacent to the station and parking. It is physically separated from Parcels 1A and 1B by the underground Metro tracks. Therefore, including a residential component in addition to the office component will not alter the consistency of the proposal with the sector plan recommendations.

Although Subarea 4 was intended only for office uses, the applicant is proposing residential uses as well. The proposed mixed-use project will encourage the overall goals of the Sector Plan by providing high-quality, transit-oriented residential and office development.

The memorandum from the Community Planning Division dated October 18, 2006, states that the proposal is consistent with the General Plan policies. It is not consistent with the General Plan residential and nonresidential density targets for a metropolitan center. The proposal does conform to the land use recommendations of the sector plan for commercial office uses on the subject property because it provides a high-quality office development.

In order to ensure consistency of the proposal with the overall goals of the sector plan and General Plan, the following conditions of approval are being added:

- The proposed mixed-use development on this property shall include a **minimum** of 160,000 square feet of office and supporting commercial uses and a **maximum** of 300 residential units.
- No building permits shall be issued for any residential uses on the property prior to issuance of building permits for a minimum of 160,000 square feet of office and supporting commercial uses. This condition shall be carried forward to all subsequent comprehensive design plans, preliminary plans and specific design plans for the subject property.
- The applicant shall provide a data table clearly showing the total acreage of the site, the total acreage of easements for underground tracts, the net acreage and the proposed density and FAR calculations for the subject site and the overall Largo Town Center. With the proposed conditions, the application is consistent with the principles and guidelines described in the plan, with respect to land use, number of dwelling units, intensity of nonresidential uses and location of land use.

(B) The economic analysis submitted for a proposed retail commercial area adequately justifies an area of the size and scope shown on the Basic Plan;

No retail component is proposed with this application except for ancillary service retail that would serve as accessory or supporting uses to the office and residential component. So, this finding does not apply. However, the applicant has submitted a study entitled "Reality Check" conducted by the Urban Land Institute to justify the need for a mixed-use development. According to the study, more residential and office uses are needed closer to transit stations. The study emphasizes mixed-use development. The applicant has also submitted a letter dated March 13, 2007 justifying the need for a mixed-use development on the subject property. The letter also highlights the consistencies of the project with the overall goals of the sector plan and General Plan.

- (C) Transportation facilities (including streets and public transit) (i) which are existing, (ii) which are under construction, or (iii) for which one-hundred (100) percent of the construction funds are allocated within the adopted County Capital Improvement Program, within the current State Consolidated Transportation Program, or will be provided by the applicant, will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The uses proposed will not generate traffic which would lower the level of service anticipated**

by the land use and circulation systems shown on the approved General or Area Master Plans, or urban renewal plans;

The approved preliminary plan for the subject property, 4-05040, limited the development on the subject property to 160,000 square feet of commercial office uses or equivalent development that generate no more than 255 AM and 236 PM peak-hour vehicle trips. Conditions of approval of the preliminary plan require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities if a development with an impact greater than that identified above is proposed on the subject property. The conditions of approval also require a new preliminary plan of subdivision if residential development is proposed on the subject property.

The memorandum from the Transportation Planning Section, dated February 20, 2007, states that the proposed mixed-use project will generate substantially more peak-hour trips and could have a major impact on existing and planned transportation facilities. The access to the site must be a limited right-in/right-out on Lottsford Road and one full access point along Arena Drive. The Transportation Planning Section has recommended a condition of approval to require a new preliminary plan of subdivision and a new determination of transportation adequacy to address the increase in peak-hour trips.

Previous approvals for Largo Town Center contain significant transportation conditions. Some of the conditions include pro-rata share for required cash contributions for various road improvements. The new preliminary plan and determination for transportation adequacy must also address previous conditions of approval that are applicable to the subject property and any overall trip caps for Largo Town Center established by the previous approvals. A condition of approval has been added to require the same.

With the proposed conditions, the existing and proposed transportation facilities will be adequate to carry the anticipated traffic generated by the development based on the maximum proposed density. The proposed use will not generate traffic which would lower the level of service anticipated by the land use and circulation systems shown on the approved General Plan, area master plans, or urban renewal plans.

(D) Other existing or planned private and public facilities which are existing, under construction, or for which construction funds are contained in the first six (6) years of the adopted County Capital Improvement Program (such as schools, recreation areas, water and sewerage systems, libraries, and fire stations) will be adequate for the uses proposed;

The memorandum from the Historic Preservation and Public Facilities Planning Section, dated March 13, 2007, states that the subject development will not be an unreasonable burden on available public facilities. The section has also concluded that the existing fire and police services are adequate. The proposed residential development is subject to the school facilities surcharge fees established by County Council bill CB-31-2003. Compliance with the requirements of C-B31-2003 will be reviewed during the subdivision review process for the subject proposal.

(E) Environmental relationships reflect compatibility between the proposed general

land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.

The subject property is undeveloped. It has been substantially graded and cleared in connection with the construction of the Largo Metro Station. The memorandum from the Environmental Planning Section, dated September 13, 2006, states that the subject proposal generally addresses the site constraints for the subject property. The environmental infrastructure recommendations of the sector plan for Largo Town Center are not applicable to the nature of the proposed basic plan amendment. Conditions of approval have been added to be addressed at the time of the comprehensive design plan review.

The conditions address submission of a revised forest stand delineation plan and Phase I and Phase II noise studies to address noise impacts. This property may not be subject to the requirements of the Prince George's County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is more than 40,000 square feet in size and there are less than 10,000 square feet of woodlands. A letter of exemption from the Woodland Conservation Ordinance may be issued after reviewing the findings of the revised forest stand delineation plan.

With the proposed conditions, the subject proposal will be environmentally compatible with the surrounding land uses.

- (2) **Notwithstanding subparagraphs (C) and (D), above, where the application anticipates a construction schedule of more than six (6) years (Section 27-179), public facilities (existing or scheduled for construction within the first six (6) years) will be adequate to serve the development proposed to occur within the first six (6) years. The Council shall also find that public facilities will most likely be adequately supplied for the remainder of the project. In considering the probability of future public facilities construction, the Council may consider such things as existing plans for construction, budgetary constraints on providing public facilities, the public interest and public need for the particular development, the relationship of the development to public transportation, or any other matter that indicates that public or private funds will likely be expended for the necessary facilities.**

A construction schedule of less than six years is anticipated. A condition of approval has been added to require the applicant to include notes regarding the anticipated construction schedule.

G. Conformance with the Purposes of the Zone Requested:

The purposes of the M-A-C Zone are to:

- (1) **Establish (in the public interest) a plan implementation zone, in which (among other things):**
- (A) **Permissible residential density is dependent upon providing public benefit features and related density increment factors; and**

(B) The location of the zone must be in accordance with the adopted and approved General Plans, Master Plan, or public urban renewal plans;

In approving the original basic plan for the property, the District Council determined that the proposed public benefit features would permit development greater than the base density of 774 residential units, granting a maximum of 1,935 dwelling units in a mix of types. The subject application does not seek to change the overall approved number of residential units or density. The previously approved basic plan amendment states that the exact number of dwelling units and amount of commercial floor area will be determined on the basis of public benefit features to be provided by the applicant, pursuant to Section 27-491 (b) of the Zoning Ordinance, with said benefit features being staged in conjunction with residential and commercial development at the time the comprehensive design plan is approved by the Planning Board. Conditions of approval have been added to address the public benefit features during the review of the comprehensive design plan.

(2) Establish regulations through which adopted and approved public plans and policies (such as the General Plan, Master Plans, and public urban renewal plans for major metro centers, new town centers, and corridor city centers) can serve as the criteria for judging individual physical development proposals;

The subject basic plan amendment will provide high-quality, transit-oriented office and residential development in accordance with the sector plan. It will also contribute to the mix of uses within Largo Town Center and will complement future commercial and office uses. Therefore it will meet the overall goals of the previously approved plans and the General Plan.

The Urban Design Section and other sections have recommended several conditions of approval and suggestions to ensure a high-quality development. Staff has also added some conditions for using landscape buffers along the Capital Center property line to visually screen the development from the center, creating landscape buffers along the easement for the underground tracks and creating a cohesive relationship between the office and residential components by using similar landscape elements, paving, etc. The conditions are discussed in the referral comments section of this report. With the proposed conditions, the proposal will comply with the overall goals of the previously approved plans, the sector plan and the General Plan.

(3) Assure the compatibility of proposed land uses with existing and proposed surrounding land uses, and existing and proposed public facilities and services, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District; and

The proximity of the subject property to urban amenities like the Largo Metro Station, the Capital Center, and major roads make it suitable for high-quality office and residential uses. It will also contribute to the mix of uses within Largo Town Center and will complement future commercial and office uses. Conditions of approval have been added to ensure high quality design and architecture, to ensure pedestrian connections to transit facilities, and to ensure that the proposed development is integrated with the overall development of Largo Town Center. Therefore, the proposal will ensure a comprehensively planned mixed-use development compatible with surrounding uses and public facilities/services to promote the health, safety and welfare of the

present and future inhabitants of the regional district.

(4) Encourage and stimulate balanced land development.

The county's planning efforts are intended to guide land use policy in a manner that encourages and stimulates balanced land development. The 2002 General Plan suggests additional residential uses may be appropriate in areas adjoining Metro stations. The subject basic plan amendment will provide the additional residential uses. The proposal will provide compact transit-oriented office and residential development while retaining the future office and commercial component in Largo Town Center and will help achieve the overall goal of the previously approved plans to provide a mix of uses in Largo Town Center and encourage and stimulate balanced land development.

H. Referral Comments:

1. The Historic Preservation and Public Facilities Planning Section (memorandum dated August 18, 2006) states that the proposal has no effect on historic resources.
2. The Research Section (memorandum dated August 23, 2006) has no comments on the proposal.
3. The Washington Suburban Sanitary Commission (memorandum dated October 31, 2006) states that the impacts from this rezoning for water supply would have some minor impact on the sewer system.
4. The Department of Public Works and Transportation (memorandum dated August 31, 2006) states that the frontage improvements along the roadways must be in accordance with DPW&T guidelines.
5. The Subdivision Section (memorandum dated September 5, 2006) states that the subject Parcel 2, Block D, is currently shown on tax map 67 as Parcel 147. The subject parcel was put into tax reservation by Plat Book VJ 180, Plat 37. A preliminary plan of subdivision is required to make this parcel a legal building lot.
6. The Department of Parks and Recreation (memorandum dated December 18, 2006) states that the addition of residential units on the subject property increases the demand for recreational facilities. The subject property is located half a mile south of an existing urban park (Largo Town Center Park) at the intersection of Harry S Truman Drive and Largo Town Center Drive. This urban park was envisioned by the sector plan for the Largo Town Center area. The Department of Parks and Recreation has not been able to fully implement the development of the park due to lack of funding. The Planning Board had recommended a combination of private on-site recreational facilities and construction of public off-site recreational facilities in the Largo Town Center Park for recent developments in the Largo Town Center. The applicant proffered to construct the Phase III improvements for the park (\$200,000 value). Accordingly, conditions of approval have been added to require the construction of the above improvements for the park and to provide adequate on-site private recreational amenities.

7. The Transportation Planning Section trails coordinator (memorandum dated November 28, 2006) states that both Arena Drive and Lottsford Road are designated as master plan trail/pedestrian corridors in the approved Morgan Boulevard and Largo Town Center sector plan. The Development District Overlay Zone (DDOZ) includes several standards for sidewalks and pedestrian safety for areas within the Largo Town Center Metro core. The subject site is within the Largo Town Center Metro core. The trails coordinator recommends that the road frontage improvements along Arena Drive and Lottsford Road be consistent with other recent developments along Arena Drive for consistency of streetscape design and consistency with the DDOZ guidelines. The trails coordinator also recommends a pedestrian connection from the subject property to the adjacent Capital Center commercial development. Conditions of approval have been added to require the same.
8. The Urban Design Review Section (memorandum dated January 16, 2007) states that the 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* envisions a sense of place with high-quality, transit oriented development in a visual setting that is attractive and inviting (page 59). Conditions of approval have been added to achieve the high quality design, quality exterior finishes, efficient pedestrian circulation, landscape screening and buffering, etc., envisioned by the sector plan.
9. The Community Planning Division (memorandum dated October 18, 2006) states that the proposal is not consistent with the General Plan residential and nonresidential density targets for a metropolitan center. The proposal does not conform to the land use recommendations of the sector plan for exclusive commercial office uses on the subject property. The sector plan identifies the subject property as part of Subarea 4 and calls for development of over one million square feet of high-intensity, transit-oriented office development.

The memorandum from the Community Planning Division states:

- “The application is not consistent with the 2002 General Plan Development Pattern policies for the residential and nonresidential development density targets specified for a Metropolitan Center.”
- “The application does not conform to the land use recommendations of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* for high-density office and commercial uses on this site.”

“BACKGROUND

“Location: Southwest quadrant of the intersection of Lottsford Road and Arena Drive

“Size: 8.5 acres

“Existing Uses: Undeveloped

“Proposal: To amend the approved comprehensive design M-A-C Zone basic plan to permit the addition of up to 300 multifamily residential units on-site. The proposed development includes 300 mid-rise condominium units and 160,000 square feet of commercial office space.

“GENERAL PLAN, SECTOR PLAN, AND SMA

“2002 General Plan: Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable.

“Metropolitan Centers: The vision for metropolitan centers is a high concentration of land uses and economic activities that attract employers, workers and customers from other parts of the metropolitan Washington area, such as large government service or major employment centers, major educational complexes, or high-intensity commercial uses.

“Sector Plan: Approved sector plan and sectional map amendment for the Morgan Boulevard and Largo Town Center Metro Areas (2004)

“Planning Area/Community: Planning Area 73/Northampton Community

“Land Use: Mixed-use office, multifamily and retail—The sector plan (page 25) envisions Largo Town Center as, ‘... a Metropolitan Center with a horizontal mix of uses including residential and nonresidential uses at intensities appropriate for a center that is intended to draw office workers and shoppers from the Washington Metropolitan Area.’ However, the sector plan (page 29) specifically recommends this proposed development site for major commercial office development. The plan does not recommend residential development at this site.

“Environmental: None identified

“Historic Resources: None identified

“Transportation: Lottsford Road (A-26) and Arena Drive (A-30) are existing arterials. The nearest Metrorail facility is the Largo Town Center Metro Station. A Metrorail easement borders the development

site to the south; it contains the rail tracks from the Largo Town Center Metro Station.

- “Public Facilities: None identified
- “Parks and Trails: Class III bicycle trails are proposed for Lottsford Road and Arena Drive adjacent to the project site.
- “SMA/Zoning: The 2004 Morgan Boulevard and Largo Town Center sector plan/SMA retained the property in the M-A-C (Major Activity Center) Zone.

“PLANNING ISSUES

“The proposed development site (Parcel 2, Block ‘D’) is located adjacent to the Largo Town Center Metro Station. According to the General Plan, this site is within the ‘core’ of the Largo Town Center metropolitan center. The General Plan (page 49) specifies minimum and maximum targets for residential and nonresidential development intensities in metropolitan centers. Within metropolitan center core areas (1/4- to 1/3-mile radius), the minimum residential density target is 30 dwelling units/acre. Nonresidential development within metropolitan center core areas should be at a minimum FAR of 2.0. There are no maximum density targets specified for residential or nonresidential development within metropolitan center core areas.

“The General Plan (pages 44 and 45) also sets forth three key elements of successful transit-oriented development (TOD) and pedestrian-oriented development (POD) as they apply to designated centers such as the Largo Town Center metropolitan center. These elements are:

- “• *Density*—The General Plan cites development density as having a significant impact on the potential for transit use and tendencies toward auto dependency.
- “• *Diversity*—A diverse mix of uses (commercial, residential, and retail) is cited by the General Plan as being most likely to promote higher transit use.
- “• *Design*—The General Plan states that appropriate design is essential to the ability of a development to support transit use (e.g., pedestrian friendliness, convenient linkages between parking and transit facilities).

“The proposed development envisions a maximum density of 25 dwelling units/acre. Commercial development on the site is proposed for a maximum FAR of 0.55. The proposed intensities of residential and commercial development are substantially below the General Plan’s minimum density targets for metropolitan center core areas.

“The proposed development does not conform to the 2004 Morgan Boulevard and Largo

Town Center sector plan recommendation for the development of a major commercial office component on the Parcel 2/Block 'D' site. The sector plan (page 29) identifies the site as Subarea 4 and calls for the development of over one million square feet of high-intensity transit-oriented office development. The plan does not recommend residential development for Subarea 4, which includes the proposed development site.”

In a revised memorandum dated March 20, 2007, the Community Planning Division has stated that the proposed residential densities meet the General Plan’s minimum residential density targets for metropolitan center core areas.

10. The memorandum from the Transportation Planning Section, dated February 20, 2007, states that the proposed mixed-use project will generate substantially more peak-hour trips and could have a major impact on existing and planned transportation facilities. The access to the site must be a limited right-in/right-out on Lottsford Road and one full access point along Arena Drive. The Transportation Planning Section has recommended a condition of approval to require a new preliminary plan of subdivision and a new determination of transportation adequacy to address the increase in peak-hour trips.

The memorandum from the Transportation Planning Section states:

“The Transportation Planning Section has reviewed the revised zoning map amendment application referenced above. The subject parcel is located just outside the Capital Beltway (I-95/495) and in the northwest quadrant of the intersection of Lottsford Road and Arena Drive. It consists of approximately 8.51 acres of land in the M-A-C Zone. The entrance to the Largo Town Center Metrorail station is approximately a quarter mile southwest of the subject site. The proposed application is an amendment that is intended to allow for the construction of up to 160,000 gross square feet (GSF) of office use, of which 8,000 square feet will be in form of ancillary retail, up to 300 condominium dwelling units, and a freestanding bank of up to 4,000 GSF. This mixed-use development is proposed in lieu of the allowed and approved 160,000 GSF of commercial office as part of the original Largo Town Center basic plan (A-9280/81/08), comprehensive design plan (CDP-9002/04), and the related preliminary plan (4-88195), as well the site-specific preliminary plan 4-05040.

Trip Generation and Impacts

“The subject site has long been called Parcel I of the Largo Town Center. Parcel I is one of 11 identified parcels within the Largo Town Center. On November 17, 2005, the Planning Board approved Preliminary Plan 4-05040. Considerable analysis was done in support of this preliminary plan of subdivision. At that time, a number of determinations regarding the ultimate development for this parcel were made. These findings included the following:

- “• The total development within the subject property shall be limited to 160,000 square feet of commercial office use, or any equivalent development that generates no more than 255 AM and 236 PM peak-hour vehicle trips.

- “• Any proposed development with an impact greater than the levels identified above is subject to a new determination of transportation adequacy.
- “• Due to the site’s close proximity to the Largo Town Center Metro Station, the above trip caps included a 20.5 percent reduction for transit from the trip generation rates recommended by the guidelines for office development.

“The statement of justification submitted in support of the proposed amendment states the applicant’s desire to retain the approval for up to 160,000 square feet of commercial office, and to be allowed to add a freestanding full service bank of up to 4,000 square feet and up to 300 residential condominium units. The trip generation analysis submitted in support of the proposed mix development and submitted with the justification statement is for the 4,000-square-foot bank, 300 residential condominium units, and only 115,000 square feet of commercial office. Furthermore, the trip analysis assumed that all trips generated by the proposed bank are either internal or intercepted trips. Based on the recent Planning Board actions, staff believes no more than a 30 percent reduction in trip generation is appropriate for the proposed bank.

“Using the guidelines-recommended trip generation rates for office, residential condominium, and bank, but allowing for appropriate reduction for transit use, internal, or intercept trips, mainly 20.5 percent for office and 30 percent for residential and bank use, the trip generation comparison table below has been developed:

Comparison of Estimated Trip Generation for Parcel 2, Block D					
Use	Units or Square Feet	AM Pk. Hr. Trips		PM Pk. Hr. Trips	
		In	Out	In	Out
Approved Use per (PGCPB 05-244)	160,000 square feet office space	229	26	45	191
Proposed Uses	160,000 square feet office space of which 8,000 square feet will be in form of ancillary retail	229	26	45	191
	300 hi-rise residential condo	13	50	55	29
	4,000 square feet bank	20	15	64	64
	Total as proposed	262	91	164	284
Difference (between bold numbers)		+98		+212	

“The comparison of estimated site trip generation indicates that the proposed development would generate substantially more peak-hour trips and therefore could have a major impact on existing and planned roadways serving the area; 212 additional trips in the PM peak hour and 98 additional trips during the AM peak hour.

“The access to the site, as shown, must be a limited right-in/right-out on Lottsford Road and one full access point along Arena Drive.

“Given the above, the Transportation Planning Section concludes that the proposed basic plan amendment would result in substantially more peak-hour trips than the approved levels. As a result, staff recommends that approval of the proposed basic plan amendment be conditioned on submission of a preliminary plan of subdivision and new determination of transportation adequacy, in accordance with requirements of the guidelines.”

11. The memorandum from the Environmental Planning Section, dated September 13, 2006, states that the subject proposal generally addresses the site constraints for the subject property. The environmental infrastructure recommendations of the sector plan for Largo Town Center are not applicable to the nature of the proposed basic plan amendment. Conditions of approval have been added to be addressed at the time of the comprehensive design plan review.

The conditions address submission of a revised forest stand delineation plan and Phase I and Phase II noise studies to address noise impacts. This property may not be subject to the requirements of the Prince George’s County Woodland Conservation and Tree Preservation Ordinance because the gross tract area is more than 40,000 square feet in size and there are less than 10,000 square feet of woodlands. A letter of exemption from the Woodland Conservation Ordinance may be issued after reviewing the findings of the revised forest stand delineation plan.

The memorandum from the Environmental Planning Section states:

“The Environmental Planning Section has reviewed the above referenced rezoning application date stamped as received by the Environmental Planning Section on August 18, 2006. This application has been found to generally address the environmental constraints for this site. A list of recommended conditions is provided at the end of this memorandum for your consideration.

“BACKGROUND

“The Environmental Planning Section previously reviewed this site as part of Basic Plans A-9280 and A-9281 and subsequent revisions; Comprehensive Design Plans CDP-8804, CDP-8905 and CDP-9002, and subsequent revisions; Preliminary Plan 4-88195; and grading permit applications for this property. The current application is an amendment to the approved amended basic plan. The application proposes to retain the existing zoning classification of M-A-C, but to amend the 160,000 square feet of gross leaseable area (GLA) of offices previously approved to include a free-standing full service bank, 300 residential condominiums units, and accessory parking structures on Parcel 2. The site is located in Subarea 4 of the Largo Town Center Metro Core as delineated in the *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas*.

“This 8.50-acre property is located in the northwest quadrant of the intersection of Lottsford Road and Harry S Truman Drive. A review of available information indicates that there are no streams, 100-year floodplain, severe slopes or steep slopes with high erodible soils located on the site in its current configuration. Transportation-related noise impacts associated with Lottsford Road, classified as arterial, may adversely impact proposed residential uses. The soil found to occur according to the Prince George’s County Soil Survey is Collington fine sandy loam, which has no significant limitations with respect to the development of this site. According to information obtained from the Maryland Department of Natural Resources Wildlife and Heritage Program, there are no rare, threatened, or endangered species found to occur in the vicinity of this property. There are no designated scenic or historic roads located in the vicinity of this property. The property is located in the Southwest Branch watershed of the Patuxent River basin in the Largo-Lottsford master plan, and in the Developing Tier as reflected in the adopted General Plan. The site contains no elements of the Countywide Green Infrastructure Plan.

“REVIEW OF ENVIRONMENTAL RECOMMENDATIONS OF THE SECTOR PLAN

“The Environmental Infrastructure Recommendations contained in the sector plan for the Largo Town Center were not applicable to the nature of the basic plan amendment requested. Applicable recommendations will be addressed at time of comprehensive design plan review.

“REVIEW OF DEVELOPMENT DISTRICT STANDARDS OF THE SECTOR PLAN

“The development district standards applicable to Subarea 4 were generally not applicable to the basic plan amendment requested. Applicable development district standards will be addressed at time of comprehensive design plan review.

“ENVIRONMENTAL REVIEW

- a. “Neither a forest stand delineation nor a natural resources inventory was submitted with this application. Aerial photography (2000) indicates that there are no existing woodlands on the site. An FSD is required for the site at time of comprehensive design plan to confirm existing site conditions and determine whether the site is exempt from the Woodland Conservation Ordinance.

“Recommended Condition: Prior to the submission of the comprehensive design plan application, a revised forest stand delineation text and plan shall be submitted for Parcel 2, Block D, as part of a natural resources inventory (NRI) application. A staff-signed NRI shall be included in the application package for the CDP.”

- b. “It appears that the site is not subject to the Woodland Conservation Ordinance at this time because the subject property is more than 40,000 square feet in area, but contains less than 10,000 square feet of woodlands as determined by a review of

the 2000 GIS aerial photos, and the site does not have a previously approved tree conservation plan. A letter of exemption from the Woodland Conservation Ordinance could be issued for this site based on the current lack of woodlands, and would be valid for two years from date of issuance.

“Comment: A letter of exemption from the Woodland Conservation Ordinance may be appropriate for future applications, depending on the findings of the forest stand delineation.”

- c. “This site is located along the west side of Lottsford Road, a master plan arterial in a 90-foot-wide right-of-way; and along the north site of Harry S Truman Drive, a master plan collector. Lottsford Road, an arterial, is identified as a transportation-related noise generator. Based on the Environmental Planning Section noise model the 65 dBA Ldn noise contour for Lottsford Road extends approximately 124 feet west from the centerline of the roadway. The 65 residential units proposed on this site that are located within the 65 dBA Ldn noise contour may require interior and exterior noise attenuation measures.

“Recommended Condition: All subsequent plan submittals shall reflect the location of the unmitigated 65-dBA Ldn noise contour for Lottsford Road for this property based on a Phase I noise study or the noise model used by the Environmental Planning Section.

“Recommended Condition: The preliminary plan of subdivision submittal shall include a Phase II noise study that generally reflects the proposed mitigation measures to ensure that all exterior activity areas and interior residential areas meet or exceed the state noise standards with relation to Lottsford Road.

“Recommended Condition: The specific design plan for this site shall include a Phase II noise study with specific mitigation measures that will ensure compliance with the state noise standards for exterior and interior residential areas for residential units within the 65 dBA noise contour on Lottsford Road.

“SUMMARY OF RECOMMENDED CONDITIONS

“The following are conditions recommended by the Environmental Planning Section for your consideration:

- a. “Prior to the submission of the comprehensive design plan application, a revised forest stand delineation text and plan shall be submitted for Parcel 2, Block D, as part of a natural resources inventory (NRI) application. A staff-signed NRI shall be included in the application package for the CDP.”
- b. “All subsequent plan submittals shall reflect the location of the unmitigated 65-dBA Ldn noise contour for Lottsford Road for this property based on a Phase I noise study.”

- c. “The preliminary plan of subdivision submittal shall include a Phase II noise study that generally reflects the proposed mitigation measures to ensure that all exterior activity areas and interior residential areas meet or exceed the state noise standards with relation to Lottsford Road.”
 - d. “The specific design plan for this site shall include a Phase II noise study with specific mitigation measures that will ensure compliance with the state noise standards for exterior and interior residential areas for residential units within the 65 dBA noise contour on Lottsford Road.”
12. The Historic Preservation and Public Facilities Planning Section (memorandum dated March 13, 2007) states that the subject development will not be an unreasonable burden on available public facilities. The section has also concluded that the existing fire and police services are adequate. The proposed residential development is subject to the school facilities surcharge fees established by County Council bill CB-31-2003. Compliance with the requirements of CB-31-2003 will be reviewed during the subdivision review process for the subject proposal.

The memorandum from the Historic Preservation and Public Facilities Planning Section states:

“The Historic Preservation and Public Facilities Planning Section has reviewed this zoning map amendment site plan in accordance with Section 27-195 of the Zoning Ordinance which states that:

“The staging of development will not be an unreasonable burden on available Public facilities.

“The Historic Preservation and Public Facilities Planning Section has reviewed this zoning map amendment application for adequacy of public facilities and concluded the following:

“The subject of this application is a 20-acre site, located on the southwest corner of Arena Drive and Lottsford Road. The applicant proposes to a 300-unit luxury residential component to be added to the previously approved office project.”

Fire and Rescue

“The Prince George’s County Planning Department has determined that this plan is within the required seven-minute response time for the first due fire station, Kentland II Company 46, using the 7 Minute Travel Times and Fire Station Locations Map provided by the Prince George’s County Fire/EMS Department.

Police Facilities

“The approved 2002 General Plan addresses the provision of public facilities that will be needed to serve existing and future county residents. The plan includes planning guidelines for police and they are:

“Station space per capita: 141 square feet per 1,000 county residents

“The police facilities test is done on a countywide basis in accordance with the policies of the Planning Board. There is 267,660 square feet of space in all of the facilities used by the Prince George’s County Police and the latest population estimate is 825,520. Using the 141 square feet per 1000 residents, it calculates to 116,398 square feet of space for police. The current amount of space, 267,660 square feet, is above the guideline.”

Schools

“Residential developments are reviewed during the subdivision process for compliance with County Council bill CB-31-2003 which establishes a school facilities surcharge in the amounts of \$7,000 per dwelling if a building is located between I-495 and the District of Columbia; \$7,000 per dwelling if the building is included within a basic plan or conceptual site plan that abuts on existing or planned mass transit rail station site operated by the Washington Metropolitan Area Transit Authority; or \$12,000 per dwelling for all other buildings. Council bill CB-31-2003 allows for these surcharges to be adjusted for inflation and the current amounts are \$7,412 and 12,706 to be a paid at the time of issuance of each building permit.

“The school surcharge may be used for the construction of additional or expanded school facilities and renovations to existing school buildings or other systemic changes.”

I. Conclusions:

The subject basic plan amendment includes a maximum of 160,000 square feet of office uses including 8,000 square feet of ancillary retail uses, a bank building, and 300 multifamily residential units. The subject property is approved for 160,000 square feet of commercial office uses. The applicant has stated that the proposed basic plan amendment does not propose an increase in land area or increase in land use intensity or density.

The application complies with the minimum residential density established by the General Plan. The proposed maximum nonresidential FAR is substantially less than the minimum nonresidential FAR established by the General Plan, however, it is consistent with the previously approved office square footage for the subject property. The proposal is in accordance with the vision for metropolitan centers to have a high concentration of land uses that attract people from other parts of the Washington Metropolitan area. The proposed office use will provide an employment center that will attract people from other parts of the region. The mix of residential and office uses within walking distance of the Largo Metro station is consistent with the mix of uses envisioned for a transit and pedestrian-oriented development by the General Plan. The proposal is consistent with the vision for the Developing Tier of the General Plan because it will provide an employment center and a residential community that are serviced by transit.

The May 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* retained the subject property in the M-A-C (Major Activity Center) Zone. The sector plan recommends a major commercial office component on the subject site. Page 29 of the sector plan identifies the site as Subarea 4 and calls for the development of over one million square feet of high-intensity, transit-oriented office development. The proposed office development for the subject property meets the office use requirement for this property. The proposal is consistent with the sector plan's vision for a metropolitan center because it provides a horizontal mix of uses including residential and nonresidential uses at intensities appropriate for a center that is intended to draw office workers and shoppers from the Washington Metropolitan Area. The proposed development is also consistent with the sector plan recommendations for a high-quality, compact, mixed-use, transit-oriented development.

The proposed amendment will not reduce the approved total commercial office square footage for the subject property. It will add another use on the property to make it a mixed-use property. The applicant's proffered condition will also ensure that the office use is constructed before the residential use is.

Subarea 4 includes Parcel 2 and Parcels 1A and 1B (formerly Parcel D). Within SubArea 4, Parcels 1A and 1B are emphasized for office development because these parcels are adjacent to the Largo Metro Station and parking. The subject property is within one-third of a mile from the Largo Metro Station. However, it is not adjacent to the station and parking. It is physically separated from Parcels 1A and 1B by the underground Metro tracks. Therefore, including a residential component in addition to the office component will not alter the consistency of the proposal with the sector plan recommendations.

In conclusion, the proposal is consistent with the overall goals of the General Plan and the sector plan.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and recommends to the District Council for Prince George's County, Maryland that the above-noted application be APPROVED, subject to the following conditions:

1. All previous conditions of approval and CDP considerations listed in the previously approved basic plan amendment (Zoning Ordinance No. 4-2005) and other previous preliminary plans and comprehensive design plans will remain in effect unless otherwise modified by the subject basic plan amendment.
2. The proposed mixed-use development on this property shall include a **minimum** of 115,000 square feet of office and supporting retail uses and a **maximum** of 300 residential units.
3. No building permits shall be issued for any residential uses on the property prior to issuance of building permits for a minimum of 115,000 square feet of office and supporting retail uses. This condition shall be carried forward to all subsequent comprehensive design plans, preliminary plans and specific design plans for the subject property.

4. The applicant shall provide a data table clearly showing the total acreage of the site, the total acreage of easements for underground tracts, the net acreage and the proposed density and FAR calculations for the subject site and the overall Largo Town Center.
5. The following land use quantities shall be established for the Largo Town Center:

Zone: M-A-C (New Town or Corridor City Center)
Area: 175.1±Acres

Residential Density

Residential Area: 77.4 acres
Base residential density (10 du/acre): 774
Increment: 1,170 units
Maximum dwelling units (25 du/acre): 1,935 units

Commercial Density*

Gross Commercial Area: 97.7 acres
Base Commercial Space (0.2 FAR): 851,160 square feet
Increment: 1,448,840 square feet
Maximum commercial space (0.54 FAR): 2,300,000 square feet**
Maximum retail commercial space: 300,000 square feet

*The exact number of dwelling units and amount of commercial floor area will be determined on the basis of public benefit features to be provided by the applicant, pursuant to Section 27-491(b) of the Zoning Ordinance, with said benefit features being staged in conjunction with residential and commercial development at the time the comprehensive design plan is approved by the Planning Board.

** The overall maximum commercial space can be reduced by a maximum of 201,000 square feet if it cannot be accommodated on the remaining undeveloped parcels.

6. The comprehensive design plan application shall include the exact break up of the proposed office square footage, the ancillary retail uses and the bank. It shall also include information on the type of the proposed residential units (one-bedroom, two- bedroom, etc.), the square footage for each type of residential unit and the required and proposed parking for the office, residential and ancillary retail uses. Specific and detailed information regarding the above shall be provided at Specific Design Stage.
7. The comprehensive design plan application shall include a conceptual site plan showing the location of the office, residential, retail and parking structures, the vehicular access points, vehicular circulation, pedestrian access points, pedestrian circulation, extent of landscape buffers, all easements, etc.
8. An application for a new preliminary plan of subdivision shall be filed for the subject property. The new preliminary plan shall make a new determination of transportation adequacy to address the increase in peak-hour trips and the inclusion of the residential use on the property. The plan shall also address previous transportation conditions of approval that are applicable to the subject

property and any previously approved overall trip caps for the entire Largo Town Center.

9. The preliminary plan review shall also address compliance of the proposal with the requirements of CB-31-2003 regarding school surcharge fees.
10. Prior to the submission of the comprehensive design plan application, a revised forest stand delineation text and plan shall be submitted for Parcel 2, Block D, as part of a natural resources inventory (NRI) application. A staff-signed NRI shall be included in the application package for the CDP.
11. All subsequent plan submittals shall reflect the location of the unmitigated 65 dBA Ldn noise contour for Lottsford Road for this property based on a Phase I noise study.
12. The preliminary plan of subdivision submittal shall include a Phase II noise study that generally reflects the proposed mitigation measures to ensure that all exterior activity areas and interior residential areas meet or exceed the state noise standards with relation to Lottsford Road.
13. The specific design plan for this site shall include a Phase II noise study with specific mitigation measures that will ensure compliance with the state noise standards for exterior and interior residential areas for residential units within the 65 dBA noise contour on Lottsford Road.
14. The comprehensive design plan application shall include information regarding the anticipated construction schedule. It shall also include an amenities package for the office, residential and retail uses to ensure that the proposal is a high-quality development.
15. Landscape buffers shall be provided along the Capital Center property line to visually screen the development from the center. Landscape buffers shall also be provided along the underground tracks easement to create visual appeal. The landscape buffers shall be reviewed during the specific design plan stage.
16. A cohesive relationship shall be created between the office, bank, retail and residential components by using similar landscape elements, paving materials, etc throughout the development. The landscape elements and paving materials shall be reviewed during the specific design plan stage. The proposed bank shall be designed to be compatible in scale to the other proposed structures. The height, scale and design of the bank shall be reviewed during the specific design plan stage.
17. The comprehensive design plan application shall include:
 - a. Design standards that establish design and review parameters, including setbacks, lot coverage, and other design standards for the materials, architecture and signage for the entire site. The text shall also address the streetscape improvement along both Arena Drive and Lottsford Road's frontage of the proposed Grand Boulevard.
 - b. A pedestrian circulation plan including the location of bus stop and its supporting pedestrian path network, the location and design of pedestrian crossing and other protective measures that protect the pedestrian from vehicular traffic.

- c. Proposed buffering and screening design, specifically relating the residential development to internal and external uses.

- 18. The comprehensive design plan application shall include information regarding the improvements for Largo Town Center Park to be constructed by the applicant and the construction schedule for the improvements. The applicant shall construct in the Largo Town Center Park, a terrace (including planters, steps, handrails and brick paving) as specified on the plans for the Largo Town Center Park prepared for M-NCPPC by P.E.L.A Design, Inc., dated October 2002, and technical specifications dated July 18, 2002, prepared by the M-NCPPC staff. The applicant shall be responsible for obtaining county construction permits. The applicant, his successors, and/or assigns shall construct the off-site recreational facilities for Largo Town Center Park in phase with development. Prior to issuance of the second residential building permit in Parcel-I, the off-site recreational facilities shall be completed.

- 19. The applicant, his successors, and/or assigns shall provide adequate, private recreational facilities on site in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The comprehensive design plan application shall include a list of private indoor and outdoor recreational facilities and their location. Adequacy of the private recreational facilities will be determined at the comprehensive design plan stage and the location, design and details of the recreational facilities shall be reviewed at the specific design plan stage.

- 20. The comprehensive design plan application shall include the location of the master plan trail/sidewalk along Arena Drive and Lottsford Road. The width, landscaping and details of the trail/sidewalk shall be reviewed at the specific design plan stage.

- 21. The specific design plan application shall include bicycle parking in accordance with the DDOZ standards of the adopted and approved Morgan Boulevard and Largo Town Center Metro areas sector plan.

- 22. The specific design plan shall include internal sidewalks and walkways.

- 23. The comprehensive design plan application shall include the location of a pedestrian connection from the subject property to the adjacent Capital Center development. The details of the pedestrian connection shall be reviewed at the specific design plan stage.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Eley, seconded by Commissioner Squire, with Commissioners Eley, Squire and Parker voting in favor of the motion, and with Commissioners Vaughns and Clark opposing the motion at its regular meeting held on Thursday, April 19, 2007, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 24th day of May 2007.

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R. Bruce Crawford
Executive Director

By Frances J. Guertin
Planning Board Administrator

RBC:FJG:LS:bjs