

September 30, 2025



Lot 5B LLC  
1300 Mercantile Lane, Suite 130  
Largo, MD 20774

Re: Notification of Planning Board Action on  
**Detailed Site Plan MJD-2024-004**  
**Largo Park, Lot 6**

Dear Applicant:

This is to advise you that, on **September 25, 2025**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to the Prince George's County Planning Board's Rules of Procedure, the Planning Board's decision will become effective 30 calendar days after the date of this notice (**September 30, 2025**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days, the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,  
Sherri Conner, Planning Division Chief  
Development Review Division

By: Huang, Te-sheng  
Digitally signed by Huang, Te-sheng  
Date: 2025.09.29 12:41:50 -04'00'  
Reviewer

Attachment: PGCPB Resolution No. **2025-071**

cc: Donna J. Brown, Clerk of the County Council  
Persons of Record

PGCPB No. 2025-071

File No. MJD-2024-004

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Major Departure Application No. MJD-2024-004, Largo Park, Lot 6, requesting a major departure from standards in Section 27-4204(b)(1)(B) and Section 27 4204(b)(1)(F)(iii)(aa), in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, the subject property is within the Regional Transit-Oriented, High-Intensity Edge Zone (RTO-H-E); and

WHEREAS, after consideration of the evidence presented at the public hearing on September 4, 2025, the Prince George's County Planning Board finds:

**I. BACKGROUND**

**A. Request:** The subject major departure (MJD) is requested from standards in Section 27-4204(b)(1)(B) and Section 27-4204(b)(1)(F)(iii)(aa) of the Prince George's County Zoning Ordinance. It is companion to Detailed Site Plan DET-2023-013, which was approved by the Prince George's County Planning Board (Resolution No. 2025-070) for development of 398 multifamily dwelling units with associated infrastructure and amenities, consisting of 42 studios, 162 one-bedroom, 175 two-bedroom, and 19 three-bedroom units, in one building.

**B. Development Data Summary:**

	<b>EXISTING</b>	<b>EVALUATED</b>
Zone(s)	RTO-H-E	RTO-H-E
Use	Vacant	Dwelling, multifamily
Total Gross Acreage	9.15	9.15
Floodplain	2.10	2.10
Total Net Acreage	7.05	7.05
Lots	1	1
Dwelling Units	0	398
Studio Units	-	42
One-Bedroom Units	-	162
Two-Bedroom Units	-	175
Three-Bedroom Units	-	19

**C. Location:** The subject property is located south of the intersection of MD 202 (Landover Road) and Lottsford Road.

- D. Proposed Uses:** The companion DET includes a single use on the property, multifamily residential. This use is permitted in the Regional Transit-Oriented, High-Intensity Edge (RTO-H-E) Zone, subject to the applicable standards found in Section 27-4204 of the Zoning Ordinance.
- E. Surrounding Uses:** The subject property is bound by MD 202 to the northeast, and beyond by single-family attached dwellings in the Legacy Comprehensive Design Zone. The property is bound by Lottsford Road to the northwest, and beyond by restaurants in the RTO-H-E Zone. All other boundaries of the site are surrounded by office buildings in the RTO-H-E Zone.
- F. Previous Approvals:** Prior to 1978, the subject property was zoned Rural Residential. With the adoption of the *Largo Lottsford Sectional Map Amendment* on June 27, 1978, the subject property was placed in the Planned Industrial/Employment Park (I-3) Zone.

Preliminary Plan of Subdivision (PPS) 4-79155 was approved by the Prince George's County Planning Board on December 13, 1979, for the initial subdivision of a larger 31.27-acre parcel, identified as Parcel 6, recorded in Plat Book 119, Plat No. 89.

Conceptual Site Plan CSP-87168 was approved by the Planning Board on August 3, 1989 (PGCPB Resolution No. 88-59). An amendment, CSP-87168-01, was also approved by the Planning Board (PGCPB Resolution No. 89-420) on August 3, 1989, for the realignment of Apollo Drive and Arena Drive.

Parcel 6 was later subdivided into four lots under PPS 4-98064, which was approved by the Planning Board on January 7, 1999 (PGCPB Resolution No. 98-324), which resulted in the creation of Lot 5, Block B, which is the subject property. The subject property was platted by a record plat entitled "Lot 5, Block B, Largo Park," recorded in Plat Book VJ 189, Plat No. 13. On July 14, 2005, a reconsideration of Finding 14 of PPS 4-98064 was approved by the Planning Board (PGCPB Resolution No. 98-324(A)), after expiration of a reservation for a future interchange, to grant a variation from Section 24-121 of the prior Prince George's County Subdivision Regulations, to permit direct vehicular access to Lottsford Road from Lot 5, Block B. The subject property (Lot 5, Block B) was replatted pursuant to the reconsideration, in Plat Book REP 207, Plat No. 96.

Detailed Site Plan DSP-05014 was approved by the Planning Board on July 14, 2005 (PGCPB Resolution No. 05-148), for infrastructure and grading of the site. On December 21, 2006, amendment DSP-05014-01 was approved by the Planning Board (PGCPB Resolution No. 06-255(C)), for a 6-story office building in the I-3 Zone.

PPS-2023-027 will be reviewed by the Planning Board on September 4, 2025, for one lot in support of the development of 398 multifamily units. If approved, PPS-2023-027 will supersede the prior PPS for the subject site.

- G. Design Features:** The applicant plans to develop 398 multifamily units in one building, which contains three contiguous sub-buildings (Buildings 1, 2, and 3) separated by fire walls and wrapped around a parking garage, and associated site improvements. Microbioretention areas are incorporated throughout the approved development and integrated into landscape design.

The approved buildings are designed to be oriented toward MD 202 and Lottsford Road. The property has a single vehicular access point on Lottsford Road, located in its southern section, approximately 400 feet from the intersection of MD 202 and Lottsford Road. This access point serves a private, internal driveway that extends through the property and connects to Mercantile Lane. The approved buildings, along with the parking garage, will occupy approximately two-thirds of the land between MD 202 and the internal driveway, and will be situated approximately 17 feet from Lottsford Road.

## II. COMPLIANCE WITH APPLICABLE PROVISIONS OF THE ZONING ORDINANCE

- A. Prince George's County Zoning Ordinance: Major Departure to Section 27-4204(b)(1)(B) and Section 27-4204(b)(1)(F)(iii)(aa).**

The applicant has requested a major departure from standards in Section 27-4204(b)(1)(B) and Section 27-4204(b)(1)(F)(iii)(aa), to allow a curb cut wider than the maximum 24 feet in the RTO-H Zone, and to not provide a pedestrian entrance for every 150 feet of street-facing façades, respectively.

Section 27-3614(f) of the Zoning Ordinance contains the following required findings for approval of a major departure:

- (1) The departure falls within the thresholds provided in Subsections 27-3614(b)(1), Minor Departures or 27-3614(b)(2), Major Departures, above, for the applicable type of departure;**

Section 27-3614(b)(2) of the Zoning Ordinance permits an applicant to request a major departure up to 100 percent from all standards in Section 27-4204(b) of the Zoning Ordinance. The Planning Board finds that a major departure can be filed for these standards, as they are within Section 27-4204(b).

- (2) The departure is consistent with the character of development on surrounding land, and is compatible with surrounding land uses;**

The applicant requests a departure from Section 27-4204(b)(1)(B), which requires curb cuts for properties located in the RTO-H Zone be 24 feet in width (two 12-foot vehicular lanes). The approved lane configuration of the site access is the same width and alignment as the entrance into Lottsford Court, directly across Lottsford Road. The site and surrounding area are zoned RTO-H-E and contain mixed-use development. The departure is consistent with the character of development in the area and compatible with surrounding land uses.

The applicant also requests a departure from Section 27-4204(b)(1)(F)(iii)(aa), which requires a pedestrian entrance every 150 feet when the façade of a principal building abuts or faces a street frontage in the RTO-H Zone. The standard would require four entrances along MD 202, and two along Lottsford Road, but only one entrance is provided along each roadway.

The subject DET includes a 10-foot-wide sidepath along MD 202 and Lottsford Road. In addition, Lottsford Road will include a 6.5-foot-wide bike lane. These improvements are anticipated to enhance pedestrian activity along these two street frontages, in alignment with the goals of the transit-oriented zone. Building entrances play a vital role in fostering active street life. The applicant's request is to provide one building entrance along MD 202, in lieu of four required entrances, and one building entrance along Lottsford Road, in lieu of two required entrances. While reducing the required number of building entrances could potentially conflict with this objective, the adjacent developments were not built with entrances connecting to MD 202 and Lottsford Road. To maintain consistency with the character of surrounding development and to support the intent of the regulation, the Planning Board recommends approval of the requested departure, with a condition included herein requiring the applicant to revise the site plan and architectural elevation to provide at least two building entrances along MD 202 and Lottsford Road, respectively.

- (3) The departure:**
- (A) Compensates for some unusual aspect of the site or the proposed development that is not shared by landowners in general, and**
  - (B) Supports an objective or goal from the purpose and intent statements of the zone where it is located, or**
  - (C) Saves healthy existing trees.**

Relative to the curb cut standard, the subject site has frontage along an arterial roadway (Lottsford Road) to the west and an expressway (MD 202) to the north. REF exist in the eastern and southern portions of the site. This not only limits how much of the property along MD 202 and Lottsford Road can be developed, but also restricts where the approved development and driveway entrance (curb cut) can be placed. In addition, the approved driveway is in alignment with the existing driveway for the restaurant park on the opposite side of Lottsford Road, in accordance with Section 27-6206(1)(3)(A) of the Zoning Ordinance. As such, this helps achieve one purpose of the RTO-H Zone by promoting good integration with the surrounding environment, in terms of circulation and compatible design.

Relative to building entrances, the typical purpose of multiple building entrances is to enhance pedestrian connectivity. With the approved frontage improvements along MD 202 and Lottsford Road, the required number of building entrances along both roadways is expected to help not only activate street life, but also enhance connectivity to surrounding properties and services in the area. However, these required building entrance may make the subject development inconsistent with other development along and across MD 202 and Lottsford Road. Since MD 202 is classified as an expressway and Lottsford Road as an arterial road, the high traffic speeds along the property's frontage create a unique circumstance that serves as a barrier to a walkable and pedestrian-friendly environment. Therefore, the Planning Board supports the requested departure, with the condition that the applicant provides at least two building entrances along each road. This requirement serves as an incremental step toward fulfilling the purpose of the RTO-H Zone, with the understanding that future development in the area will gradually close the remaining gaps and help achieve the RTO-H Zone's long-term goals. As the RTO-H Zone aims to "encourage development that is well integrated in terms of complementary uses, access and circulation, and compatible design," the approved building supports this purpose by introducing a residential use to an area of the Largo Metro Area currently dominated by office and retail development.

**(4) The departure will not pose a danger to the public health or safety;**

The departure for the curb cut location will not pose a danger to public health or safety as the site access is identical to the access across Lottsford Road in configuration and alignment. The existing access point provides for two lanes of both ingress and egress for the site, along with a small median. Section 27-4204(b)(1)(B) would allow for only one inbound and one outbound lane. If required to construct the access point to these standards, this would result in an offset intersection, which can result in motorists making undesirable driving maneuvers. This alignment was discussed during the scoping of the traffic impact study for ADQ-2023-050. The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) and the Prince George's County Department of Public Works and Transportation requested that the site access have the same width and alignment as the entrance into Lottsford Court.

ADQ-2023-050 includes an analysis of the existing curb cut as well as the recommended width per the guidance in Section 27-4204(b)(1)(B). While the traffic impact study found that a single-lane egress from the site along Lottsford Road would maintain an acceptable level of service, it is recommended that the current configuration be maintained in its current geometry. This will decrease driver decision-making while crossing Lottsford Road and decrease potential conflict points associated with an offset intersection.

Relative to building entrances, the departure for pedestrian entrances does not pose a danger to public health or safety. MD 202 is designated as an expressway.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) describes an expressway as a divided highway for through traffic with full or partial control of access and interchanges at selected public roads. However, the subject DET includes improvements along both frontages of MD 202 and Lottsford Road, including a 10-foot-wide sidepath that connects to the internal pedestrian network and adjacent properties. With the reasons discussed above, the Planning Board supports the requested departure and recommends the applicant provide at least two building entrances on each roadway, instead of the four required along MD 202 alone, which will further support an active street life, contributing to public health and safety by promoting natural surveillance, commonly referred to as “eyes on the street.”

**(5) Any adverse impacts are mitigated, to the maximum extent practicable;**

There are no adverse impacts created by utilizing the existing curb cut width. The site access will maintain the existing symmetrical alignment for the intersection thereby meeting drivers’ expectations.

There are no adverse impacts if additional pedestrian connections are not provided. However, providing only one building entrance along each road may undermine the intent of the RTO-H Zone, which aims to create a cohesive urban environment with active street life and robust pedestrian activity. The applicant plans a sidepath along the site’s frontage of MD 202 and Lottsford Road, as recommended in the MPOT. Pedestrian connections leading from the building entrances to the sidepath will better facilitate pedestrian movement if a greater number of building entrances is provided. While recommending approval of this requested departure, the Planning Board recommends the applicant provide at least two building entrances along each roadway.

**(6) The site is not subject to a series of multiple, incremental departures that result in a reduction in each development standard by the maximum allowed over the previous twenty (20) years. (Relevant development standards cannot be reduced beyond the maximum thresholds allowed in this Subsection, through more than one departure, over the previous twenty (20) years); and**

In the statement of justification (SOJ), the applicant states that the site is not the subject of a series of multiple, incremental departures, which is agreed upon by the Planning Board.

**(7) For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.**

In the SOJ, the applicant states that the site is not the subject of a departure from a standard contained in the 2018 *Prince George's County Landscape Manual* (Landscape Manual), which is agreed upon by the Planning Board.

### **Conclusion**

Based on the foregoing analysis, as well as the plans and supporting documentation filed in conjunction with this DET, the Planning Board recommends approval of a major departure from Section 27-4204(b)(1)(B), to allow a curb cut wider than the maximum 24 feet in the RTO-H Zone, in order to maintain existing curb cut of approximately 59 feet (two 24-foot-wide curb cuts with approximately an 11.5-foot-wide median) and from Section 27-4204(b)(1)(F)(iii)(aa), to reduce the required building entrances to two, along MD 202. A condition is included herein requiring the applicant to revise the site plan and architectural elevations to provide at least two building entrances along MD 202, and two entrances along Lottsford Road.

### **III. REFERRAL COMMENTS**

The subject DET was referred to the concerned agencies and divisions. The Planning Board has reviewed and adopted referral comments that are incorporated herein by reference and are summarized, as follows:

- A. **Transportation Planning**—In a memorandum dated August 6, 2025 (Patrick to Huang), the Transportation Planning Section provided a review of conditions attached to prior approvals, and a review of applicable Part 27-6 development standards, which are incorporated into the findings above. In addition, the Transportation Planning Section agreed with the departures requested by the applicant, as discussed in this resolution. Lastly, the Transportation Planning Section determined that the application is acceptable and meets the findings for pedestrian and bicycle transportation purposes.
- B. **City of Glenarden**—The subject property is located within one mile of the geographical boundary of the City of Glenarden. The MJD application was referred to the municipality for review on May 27, 2025. The City did not offer comments on this application.

### **IV. COMMUNITY FEEDBACK**

On Tuesday, October 24, 2023, the applicant conducted a pre-application neighborhood meeting virtually via Zoom at 6:30 p.m., in accordance with Section 27-3402 of the Zoning Ordinance. Prior to the meeting, the required mailing and sign posting were completed by the applicant. A written summary of the meeting was included in the DET submission. No community feedback was received relative to the major departure application.

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 APPROVED the above-noted application, subject to the following condition:

1. Prior to certification of the detailed site plan (DET), the applicant and the applicant's heirs, successors, and/or assignees shall revise the site plan and architectural elevations to provide at least two building entrances along MD 202 (Landover Road), and two entrances along Lottsford Road, in accordance with Section 27-4204(b)(1)(F)(iii)(aa) of the Prince George's County Zoning Ordinance.

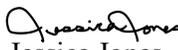
BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.

\* \* \* \* \*

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 Washington, seconded by Commissioner Geraldo, with Commissioners Washington, Geraldo, and Barnes voting in favor of the motion at its regular meeting held on Thursday, September 4, 2025, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 25th day of September 2025.

Darryl Barnes  
Chairman

By   
Jessica Jones  
Planning Board Administrator

DB:JJ:TEH:rpg

APPROVED AS TO LEGAL SUFFICIENCY



David S. Warner  
M-NCPPC Legal Department  
Date: September 16, 2025