

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

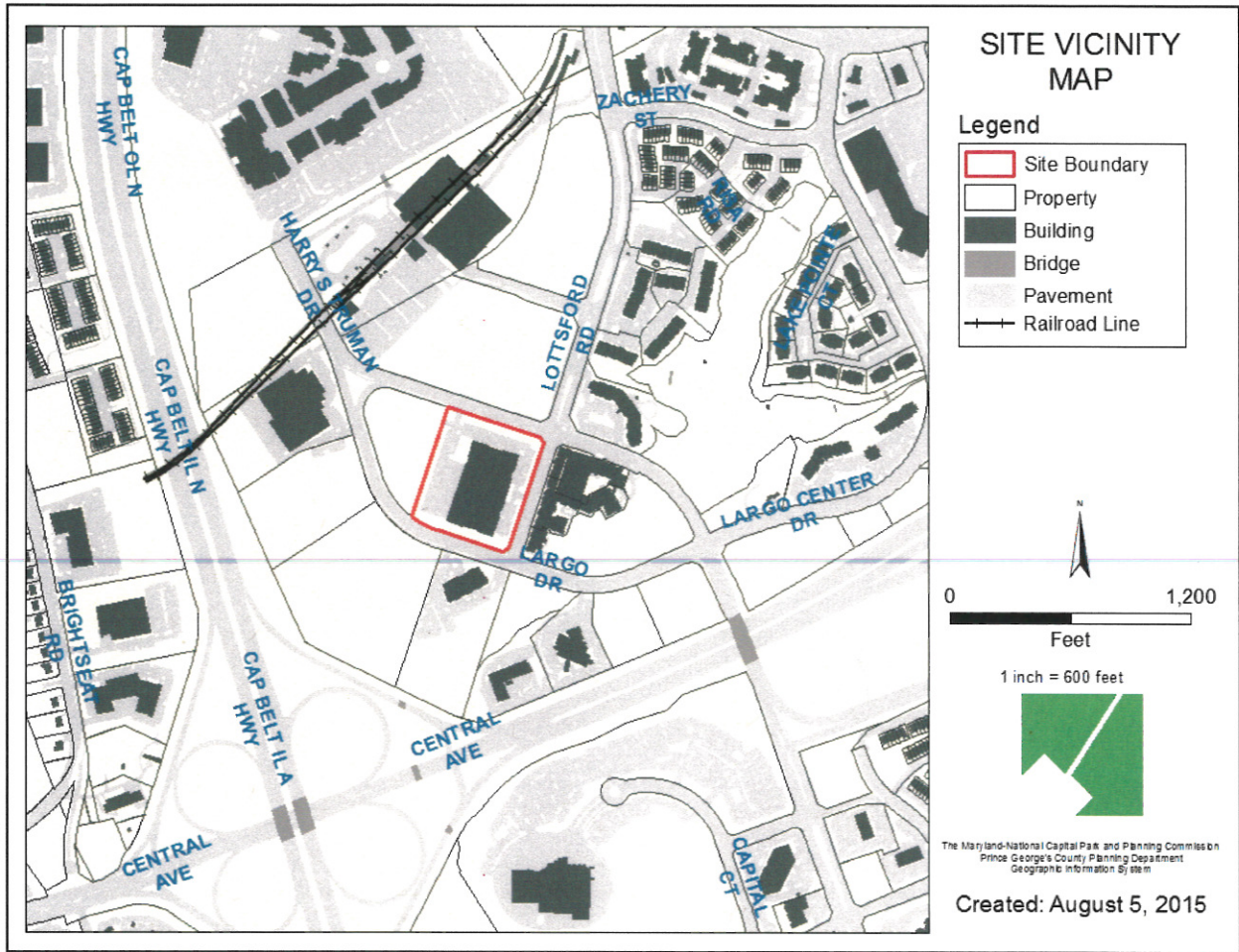
Detailed Site Plan

DSP-15029

Application	General Data	
Project Name: U.S. Business Interiors (USBI) Parcel N, Largo Centre West Location: Located approximately 770 feet east of the intersection of Harry S Truman Drive and Largo Drive West. Applicant/Address: U.S. Business Interior Realty Holdings, Inc. c/o NAI The Michael Companies, Inc. 10100 Business Parkway Lanham, MD 20706	Planning Board Hearing Date:	10/29/15
	Staff Report Date:	10/14/15
	Date Accepted:	09/22/15
	Planning Board Action Limit:	11/11/15
	Plan Acreage:	6.98
	Zone:	M-U-I/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	99,366 sq. ft.
	Planning Area:	73
	Council District:	06
	Election District:	13
	Municipality:	N/A
200-Scale Base Map:	201NE08	

Purpose of Application	Notice Dates	
To modify the list of permitted uses to allow the existing use in the M-U-I Zone on the subject property.	Informational Mailing:	08/06/15
	Acceptance Mailing:	09/22/15
	Sign Posting Deadline:	09/29/15

Staff Recommendation		Staff Reviewer: Cynthia Fenton Phone Number: 301-952-3412 E-mail: Cynthia.Fenton@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-15029
U.S. Business Interiors (USBI)
Parcel N, Largo Centre West

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

1. The requirements of the Prince George's County Zoning Ordinance as follows:
 - a. Section 27-546.17 regarding permitted uses in the M-U-I Zone;
 - b. Section 27-546.18 regarding regulations in the M-U-I Zone;
 - c. Section 27-546.19 regarding site plans for mixed uses;
 - c. Section 27-285(b) regarding required findings for detailed site plans;
 - d. Section 27-548.26(b) regarding the addition of uses in a Development District Overlay Zone.
2. The requirements of the 2010 *Prince George's County Landscape Manual*.
3. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance.
4. The requirements of the Prince George's County Tree Canopy Coverage Ordinance.
5. Referral comments.

FINDINGS

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

1. **Request:** The applicant seeks to change the list of allowed uses on the subject property as authorized by Section 27-548.26(b) of the Prince George’s County Zoning Ordinance for the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* (Largo Town Center Sector Plan and SMA).

2. **Development Data Summary:**

Zone Use(s)	EXISTING	PROPOSED
	M-U-I/D-D-O	M-U-I/D-D-O
	Warehouse/Distribution	Warehouse/Distribution
Acreage	6.98	6.98
Lots/Parcels	1	1
Square Footage/GFA	99,370	99,370

*No expansion of the existing building or site improvements are proposed in this application.

3. **Location:** The site is in Planning Area 73, Council District 6. More specifically, it is located at 8800 Lottsford Road, approximately 770 feet east of the intersection of Harry S Truman Drive and Largo Drive West, on the west side of Lottsford Road. The site is located within the Transit Oriented Development (TOD) Core Area of the Largo Town Center Sector Plan and SMA.

4. **Surrounding Uses:** The subject property is bounded to the north by Harry S Truman Drive and beyond by the proposed Ascend Apollo development in the M-X-T/D-D-O Zones (Mixed Use–Transportation Oriented and Development District Overlay); to the south by Largo Drive West and beyond by the Woodlands Business Center in the M-U-I/D-D-O Zones (Mixed Use–Infill and Development District Overlay); to the east by Lottsford Road and beyond by the Mosaic at Largo Station Apartments in the M-U-I/D-D-O Zones; and to the west by a stormwater management pond (Parcel O of the Largo Centre West subdivision) also in the M-U-I/D-D-O Zones.

5. **Previous Approvals:** The site is subject to Zoning Map Amendment (Basic Plan) A-9682-C which was approved on September 12, 1998 by the Prince George’s County District Council (Zoning Ordinance No. 53-1988). Comprehensive Design Plan CDP-8707 (PGCPB Resolution No. 87-552) was adopted on December 3, 1987 by the Prince George’s County Planning Board, concurrent with the basic plan. An amendment to the Basic Plan, A-9682-01-C, was approved on July 12, 1993 (Zoning Ordinance No. 15-1993). Specific Design Plan SDP-9708 (PGCPB Resolution No. 97-211) was approved and adopted by the Planning Board on July 24, 1997. The property was the subject of Preliminary Plan of Subdivision 4-79179 and is recorded at Plat V.J. 180-35 as Parcel “N.” A building permit was issued on December 15, 1997 in accordance with SDP-9708.

In 2004, the property was rezoned from Employment and Institutional Area (E-I-A) to M-U-I in the *Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas* (Morgan Boulevard and Largo Town Center Metro Areas Sector Plan and SMA). The 2013 Largo Town Center Sector Plan and SMA retained the subject site in the M-U-I Zone and placed a development district zone over the underlying zone.

6. **Use Background:** The existing use has been historically difficult to categorize, even at the time the SDP was approved and during the permitting process when the development was in the E-I-A Zone. The SDP approval for SDP-9708 (PGCPB Resolution No. 97-211) described the use as “commercial office and storage” and distinguished it from a traditional warehouse use that

would be subject to limitations established by the CDP. On page 3 of the Planning Board's resolution, the following finding was made:

"It is obvious from a review of this definition that the USBI facility is not a warehouse since the facility will be used as an office and storage facility and not a wholesale or distribution business. Employees meet with clients (customers) on site and design and market office equipment and systems. Also, unlike a warehouse unit as defined above, the USBI business is located in the same building as the storage facility. The main business of USBI is the design and marketing and inventory control of office equipment and systems."

The permit application (4746-98-CGU) was approved as commercial office and storage for construction of the building. In a letter dated February 4, 1998 (Stepowany to Covelski), it was clarified that the Urban Design Section had found the combination of uses approved in SDP-9708 in conformance with the specific uses permitted in the basic plan, which were listed as:

- a. **Accessory structures and uses including showrooms and warehousing as limited by prohibited list;**
- b. **Offices;**
- c. **Light distribution, design spaces and assembly spaces;**
- d. **Wholesale/retail floor sales and retail area; and,**
- m. **Any other use not listed above and consistent with the stated purpose of the E-I-A Zone may be approved by the Prince George's County Planning Board upon finding that the use will not be hazardous, noxious or offensive because of odor, dust, smoke, gas, vibration or noise, or otherwise be detrimental to the health, safety, or general welfare of persons in the area.**

The Use and Occupancy Permit (3221-98-CU) approved on May 12, 1998 described the use as office/warehouse because the Permit Office's computer system at the time was not able to enter uses not specifically included in the E-I-A Use Table (e.g. commercial office/storage).

COMPLIANCE WITH EVALUATION CRITERIA

- 7. **Zoning Ordinance:** The subject application for the addition of a permitted use for the subject property beyond those permitted in the M-U-I Zone, as modified by the Largo Town Center Sector Plan, has been reviewed for compliance with the applicable requirements of the Zoning Ordinance. The Urban Design Section suggests that the following findings may be made:
 - a. Section 27-548.26(b) regarding the addition of permitted uses in the M-U-I Zone by a property owner—The relevant portions of that section are included in **boldface** type below followed by staff comment:
 - (b) **Property Owner.**
 - (1) **A property owner may request that the District Council amend development requirements for the owner's property, as follows:**

- (B) **An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.**
- (2) **The owner's application shall include:**
 - (A) **A statement showing that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan; and**
 - (B) **A site plan, either the Detailed Site Plan required by Section 27-548.25 or a Conceptual Site Plan.**
- (3) **Filing and review of the application shall follow the site plan review procedures in Part 3, Division 9, except as modified in this Section. The Technical Staff shall review and submit a report on the application, and the Planning Board shall hold a public hearing and submit a recommendation to the District Council. Before final action the Council may remand the application to the Planning Board for review of specific issues.**
- (5) **The District Council may approve, approve with conditions, or disapprove any amendment requested by a property owner under this Section. In approving an application and site plan, the District Council shall find that the proposed development conforms to the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, and meets applicable site plan requirements.**

Comment: The subject application complies with the above requirements. The subject property is located in the development district created by the Largo Town Center Sector Plan and SMA, and the application seeks to change the list of allowed uses as authorized by Section 27-548.26(b) of the Zoning Ordinance. Further, both a statement of justification and a site plan have been submitted in accordance with (2)(A) and (B) above. The application does not propose any expansion of the existing building or use, new improvements, or site work of any kind. The purpose of the application is solely to add the existing use of the property as a permitted use.

The proposed addition of the requested use does not interfere with the purposes expressed on pages 5 and 6 of the sector plan. The purposes include promoting and facilitating transit-oriented development around the Largo Town Center Metro Station in order to maximize transit ridership, revitalize the area through economic development while maintaining its socioeconomic diversity, and to adopt a sustainable development pattern that is conducive to its designation as a metropolitan center. The addition of the proposed use would also not impinge on the vision for the D-D-O Zone to articulate vibrant and diverse neighborhoods, an efficient multimodal transportation system, sustainable and accessible environmental infrastructure, and pedestrian- and bicyclist-friendly urban design. The addition of the proposed use would not inhibit realization of the vision of a major institutional or governmental user within walking distance of the Metro station,

such as a new regional medical center, an expanded university satellite campus, or a U.S. General Services Administration tenant. In addition, approval of the proposed use would not interfere with the recommendations for land use contained within the sector plan and would preserve the economic viability of the subject property.

Lastly, in accordance with the last portion of this requirement, the application conforms to the purposes and recommendations for the development district with regard to existing development and is considered exempt from the development district standards of the sector plan.

- b. See Finding 14 regarding the project's conformance with the requirements of Section 27-285(b) of the Zoning Ordinance regarding required findings for detailed site plans.

- 8. **Applicant's justification for the proposed addition of a permitted use:** As authorized by Section 27-548.26(b) of the Zoning Ordinance, the applicant is requesting the addition of a permitted use on the subject property. Because the M-U-I Zone does not specifically permit the type of use that currently exists on-site, which was legally constructed in accordance with the previous E-I-A Zone, the applicant is requesting the use be approved to facilitate a change in the use and occupancy due to a change in ownership of the building. In the statement of justification dated September 8, 2015, the applicant offered the following:

“[T]he Subject Property is improved with an existing warehouse/distribution facility authorized by the Planning Board with their approval of SDP-9708 through their adoption of Resolution No. 97-211. The Applicant is the initial developer, occupant, and owner of the building since the date of its original construction on or about 1998, with approximately 18-years of continuous business operations. No new improvements to the property are either proposed or required by this Detailed Site Plan. The only change requested is to the list of allowed uses to permit [the existing uses]. [T]he Applicant observes that the recently implemented Largo Town Center Sector Plan rezoned the entirety of an approximate 800 acre DDOZ area surrounding the Largo Town Center Metro Station to a variety of different mixed use zoning districts, each with their own separate and overlapping sets of design standards. While the Applicant is supportive of the Largo Town Center Plan in general, it is important to note that from a planning, as well as an economic development standpoint, maintaining the viability of the existing improved properties is critical to the County's plans for this area. From a land planning perspective, it is important to have a mix of uses that will serve the expanding government complex, the new hospital site and other developments that occur in the Largo Town Center, ranging from residential, offices to retail to restaurants and light industrial uses, such as [the existing use]. All of these uses combined are vital in creating a sense of place and community, and provide a sustainable environment.”

The applicant has provided additional information in the statement of justification to demonstrate that the existing use supports the goals of the development district standards.

- 9. **Staff Analysis of the Applicant's Request:** The applicant has requested that the existing use be added to the permitted use list for the subject D-D-O Zone.

The existing use is most closely aligned to those currently allowed in the M-U-I Zone within the Largo Town Center Sector Plan use table that include:

(1) Commercial:

(C) Offices:

Office (except as otherwise provided):

(ii) All others P*

(E) Trade (Generally Retail):

Bulk retailing:

(i) Products allowed to be sold in a C-S-C Zone P*

* The letter P indicates that the use is permitted in the zone indicated.

The use within the existing building contains office space, but the other uses are not explicitly or even generally included in the permitted use table. Part of the existing operation of the business includes the retail sales of office furniture in bulk quantities to commercial businesses, but it is not clear from the Zoning Ordinance exactly what products are allowed in the Commercial Shopping Center (C-S-C) Zone, since the Use Table identifies uses and does not list products. A retail shop or store (not listed) in the Largo Town Center modified use table is permitted in the M-U-I Zone if it is similar to one permitted in the C-S-C Zone. A furniture store is only permitted in the C-S-C Zone if it does not exceed 50,000 square feet. Moreover, a furniture store typically distributes its merchandise from a warehouse, not from on-site storage. Based on the uses existing on the subject property, the uses approved in the basic plan, and the approved permits, staff suggests that the new use should be added to the use table as follows:

(1) Commercial

(E) Trade (Generally Retail)

**Commercial office retail sales and systems design
including office, showroom, and on-site storage. P**

The applicant's arguments in favor of adding to the list of permitted uses for this property are persuasive, based upon the fact that the building and uses are existing, the uses were permitted in the E-I-A Zone, the building was legally constructed in accordance with an approved site plan and the use and occupancy permit was issued; and that the site is, according to the D-D-O Zone, Applicability section, exempt from the D-D-O Zone development standards. Additionally, the rezoning of the property from E-I-A to M-U-I during the 2004 Morgan Boulevard and Largo Town Center Metro Areas Sector Plan and SMA changed the list of permitted uses on the property. In this case, the subject property should be accorded the benefit of an additional permitted use beyond those which are allowed in the M-U-I Zone since the use does not preclude the recommendations of the sector plan from being implemented, and the sector plan recognized the existing use.

A condition of approval would require that, prior to signature approval, a general note be added to the plans stating that the above use is permitted on the subject site. The proposed modification to the permitted uses would better serve the goals and purposes of the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035), which acknowledges that existing land uses

“represent what is actually only on the ground today and may not represent what the approved master plan envisions as the planned future land use” (page 69). Over time, land uses will transition in the Largo Town Center Sector Plan area toward more mixed-use office/retail and institutional uses. In the short term, it is important to maintain the viability of existing buildings and uses.

10. **2010 Prince George’s County Landscape Manual:** The subject application is exempt from the requirements of the 2010 *Prince George’s County Landscape Manual* because there are no new improvements or on-site disturbance proposed at this time.
11. **Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance:** The project is exempt from the requirements of the Woodland and Wildlife Habitat Conservation Ordinance because there are no new improvements or on-site disturbance proposed at this time.
12. **Prince George’s County Tree Canopy Coverage Ordinance:** Pursuant to County Council Bill CB-19-2013, the subject property is exempt from the requirements of the Tree Canopy Coverage Ordinance because there are no new improvements or on-site disturbance proposed at this time.
13. **Referral Comments:** The subject application were referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. **Community Planning**—In a memorandum dated September 29, 2015, the Community Planning Division offered the following summarized comments:
 - (1) The application is in conformance with the recommendations of Plan Prince George’s 2035 recognizing that existing land uses may not represent future land use recommendations, and that those recommendations may be implemented over time through a combination of redevelopment and rezoning.
 - (2) The application conforms to and does not conflict with the land use recommendations of the 2013 Largo Town Center Sector Plan and SMA, which recommends zoning and other development regulations to facilitate the continued evolution of this area into a higher density mixed-use residential and commercial/retail center. Adding the existing commercial office/storage use to the list of permitted uses allowed under the M-U-I Zone for the subject property will assist in maintaining the viability and usability of the existing structure, while allowing for future residential and nonresidential uses.

Based on the 2007 Air Installation Compatibility Use Zone (AICUZ), the property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. The property is outside of the 65 dBA Ldn and above noise contour. It is also outside of the accident potential zones. Though these categories do not impact the subject property, they should be noted on the DSP.

14. In accordance with Section 27-285(b) of the Zoning Ordinance, the DSP proposing commercial office retail sales to be permitted on the property represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George’s County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and recommend to the District Council that it APPROVE the additional use listed in Condition 1 below for Detailed Site Plan DSP-15029, U.S. Business Interiors (USBI), Parcel N, Largo Centre West, subject to the following condition:

1. Prior to certificate approval of this detailed site plan, the plans shall be revised to include the following note:

a. The following use is permitted (**P**), permitted as an accessory use (**PA**), or permitted as a secondary use (**PB**), as indicated on the subject property:

(1) **Commercial**

(E) **Trade (Generally Retail)**

**Commercial office retail sales and systems design
including office, showroom, and on-site storage.**

P

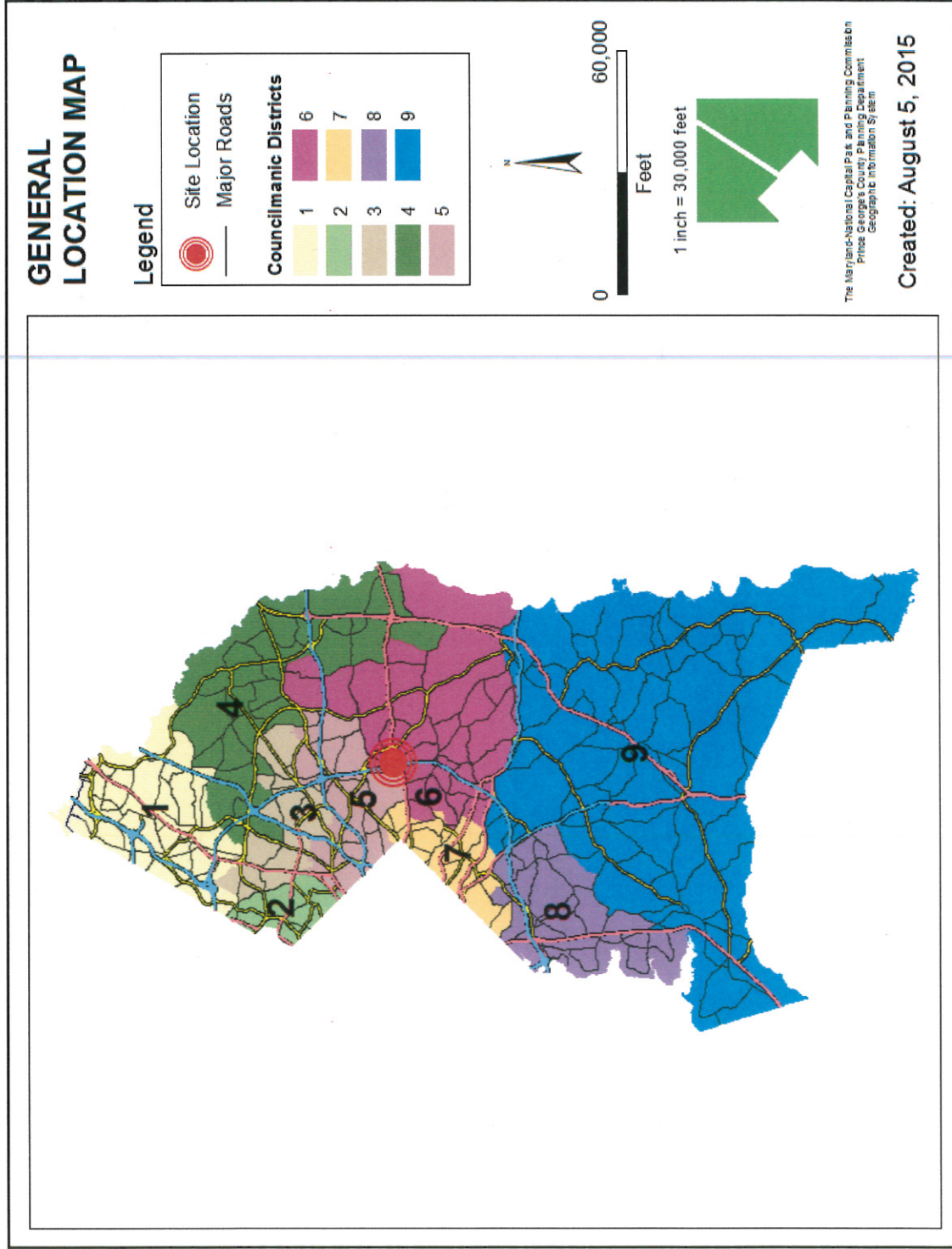
ITEM:

CASE: DSP-15029

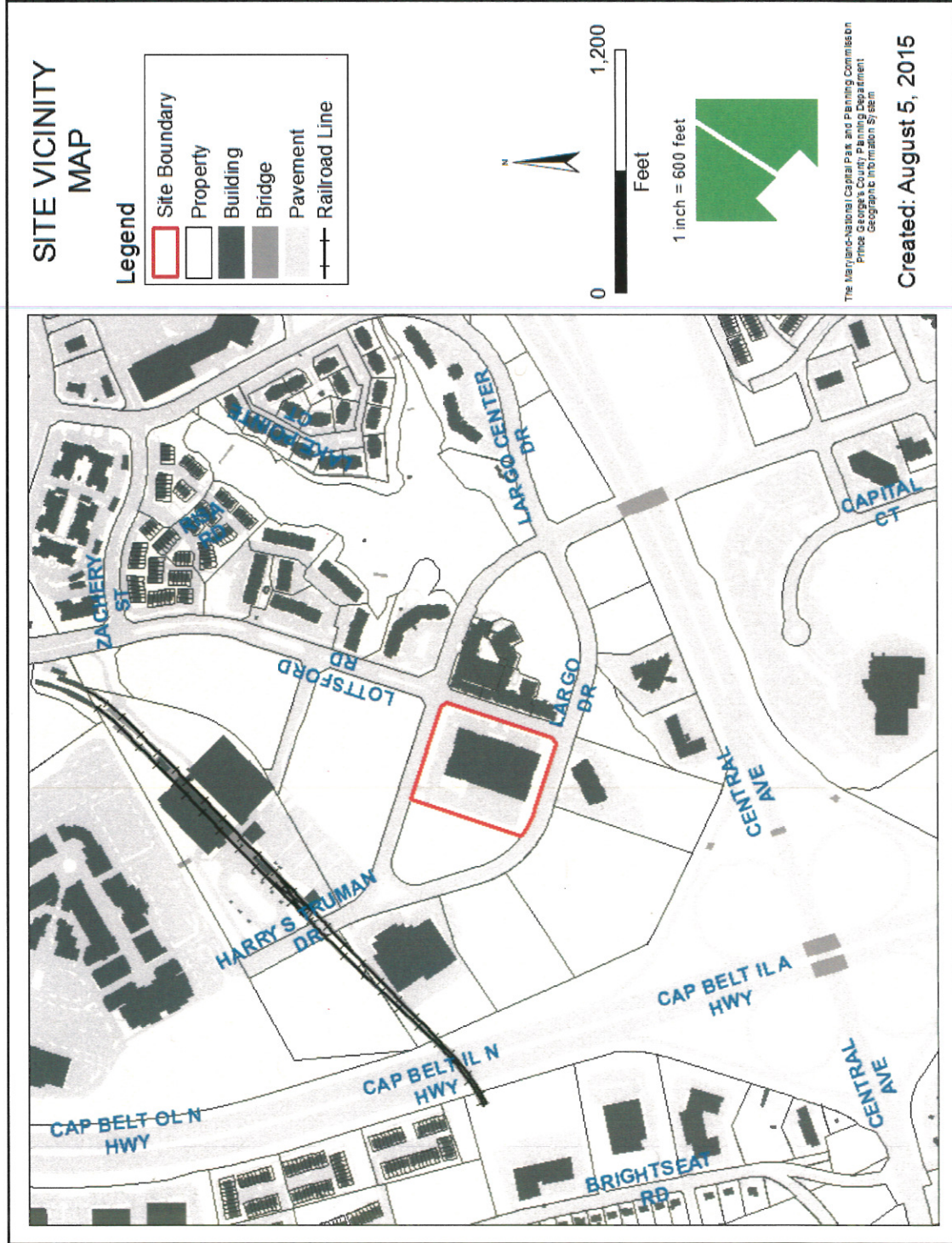
**U.S. BUSINESS INTERIORS
PARCEL N
LARGO CENTRE WEST**



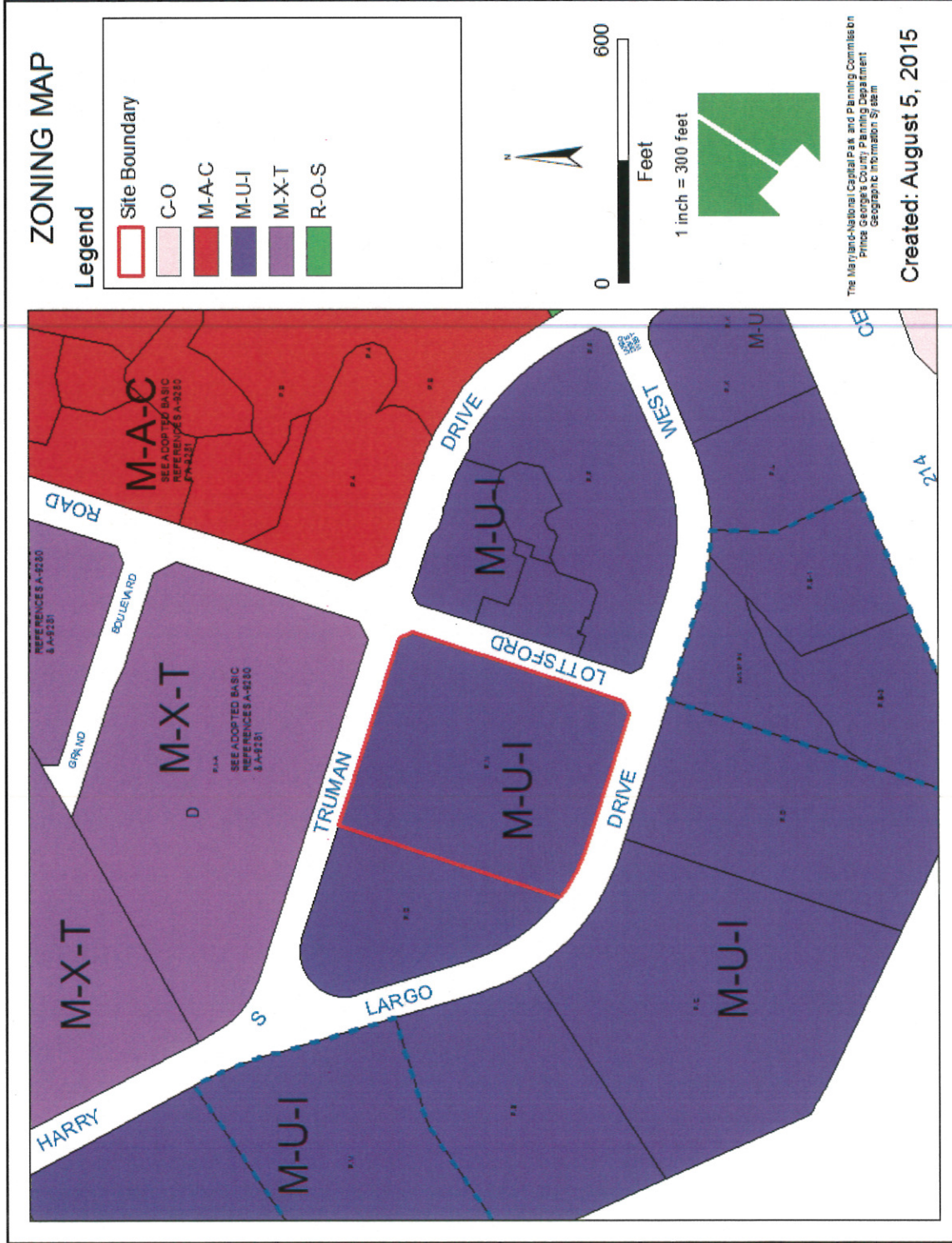
GENERAL LOCATION MAP



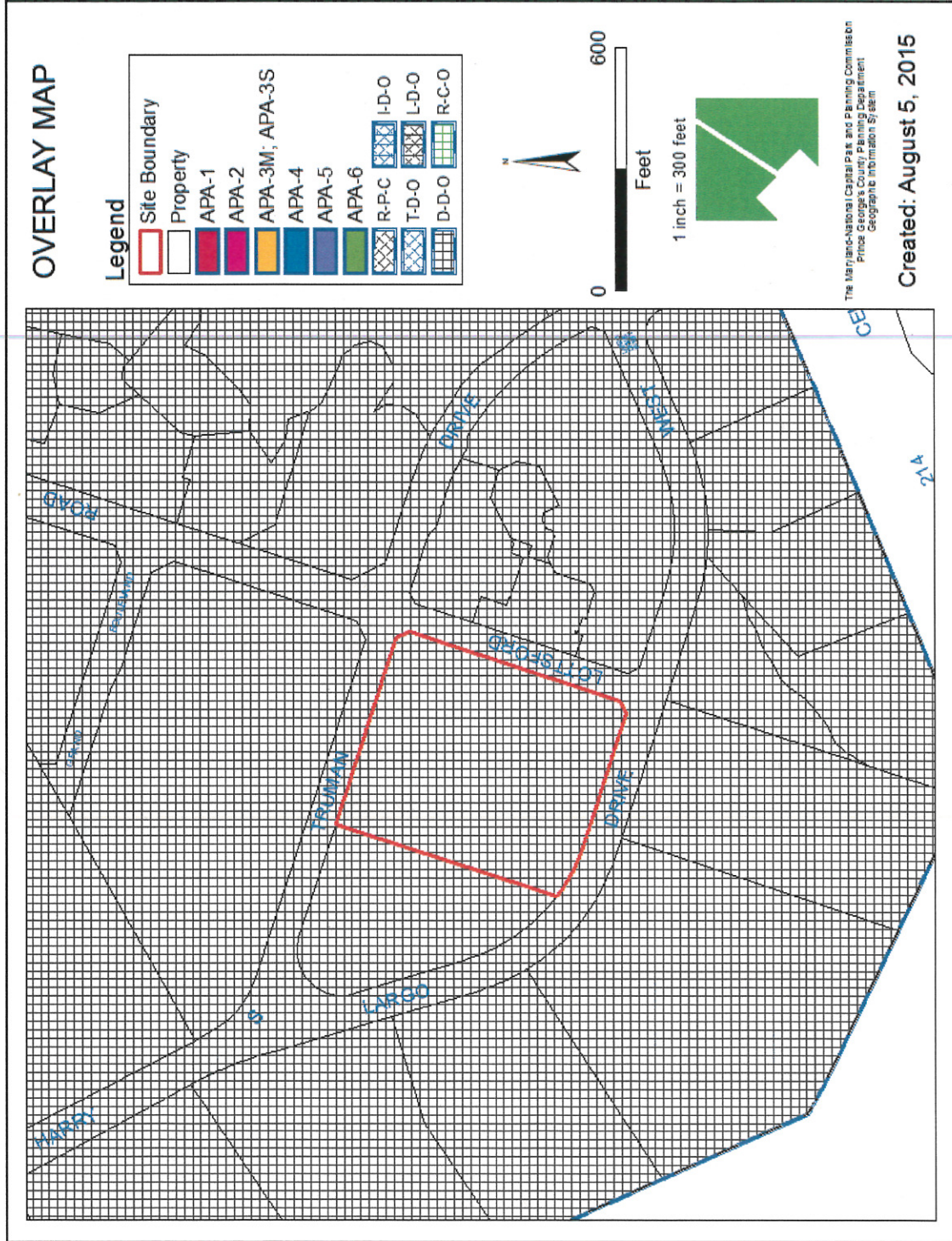
SITE VICINITY



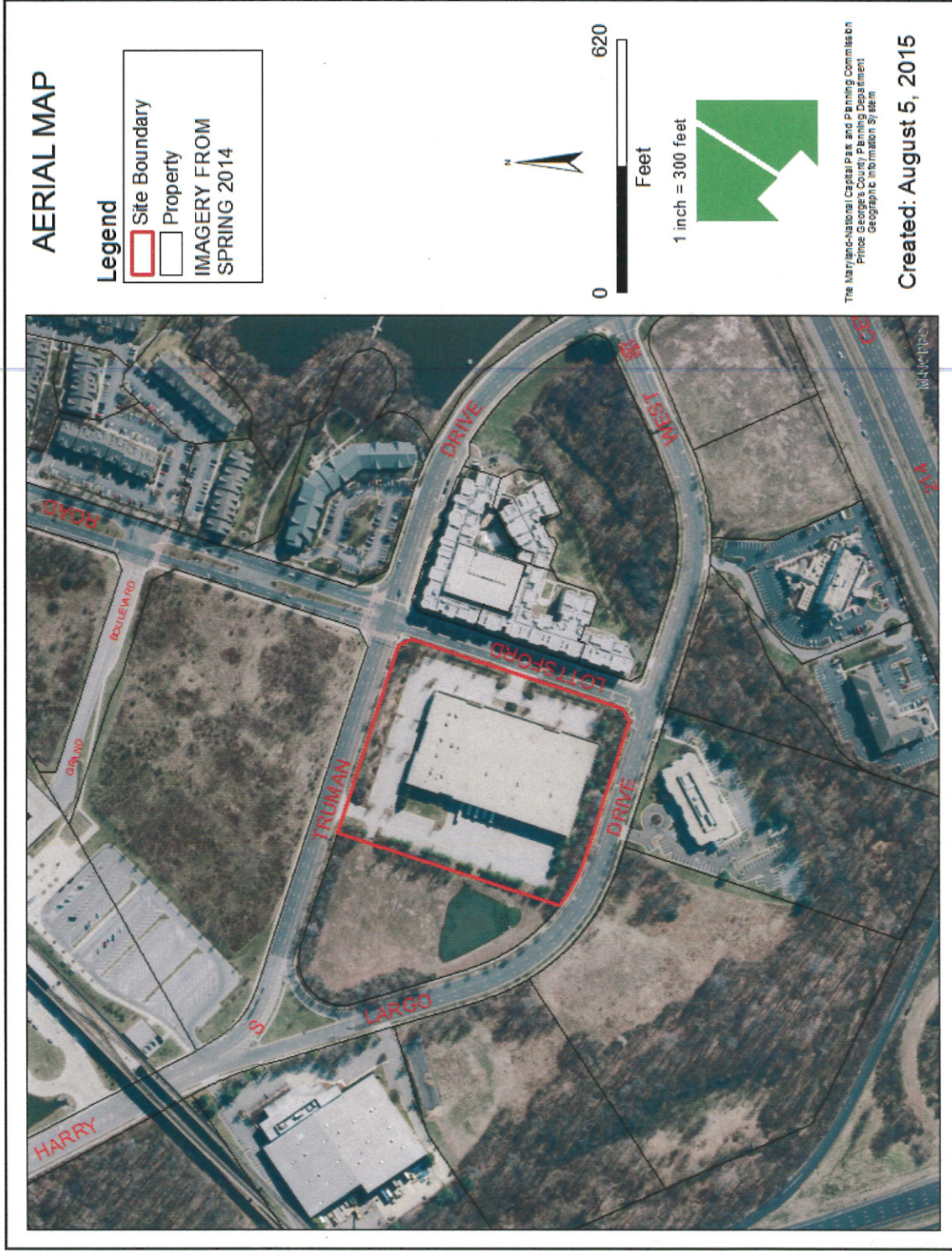
ZONING MAP



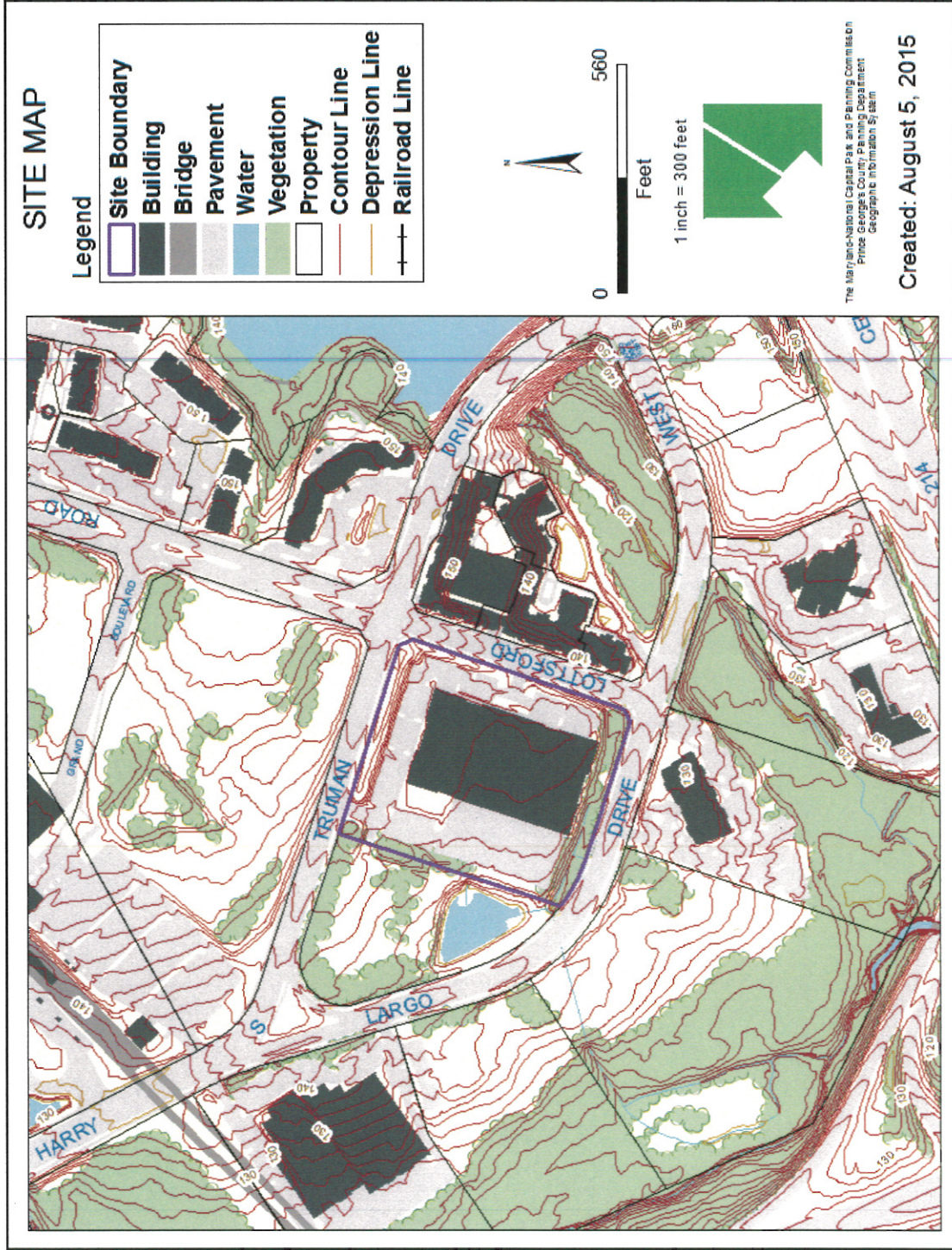
OVERLAY MAP



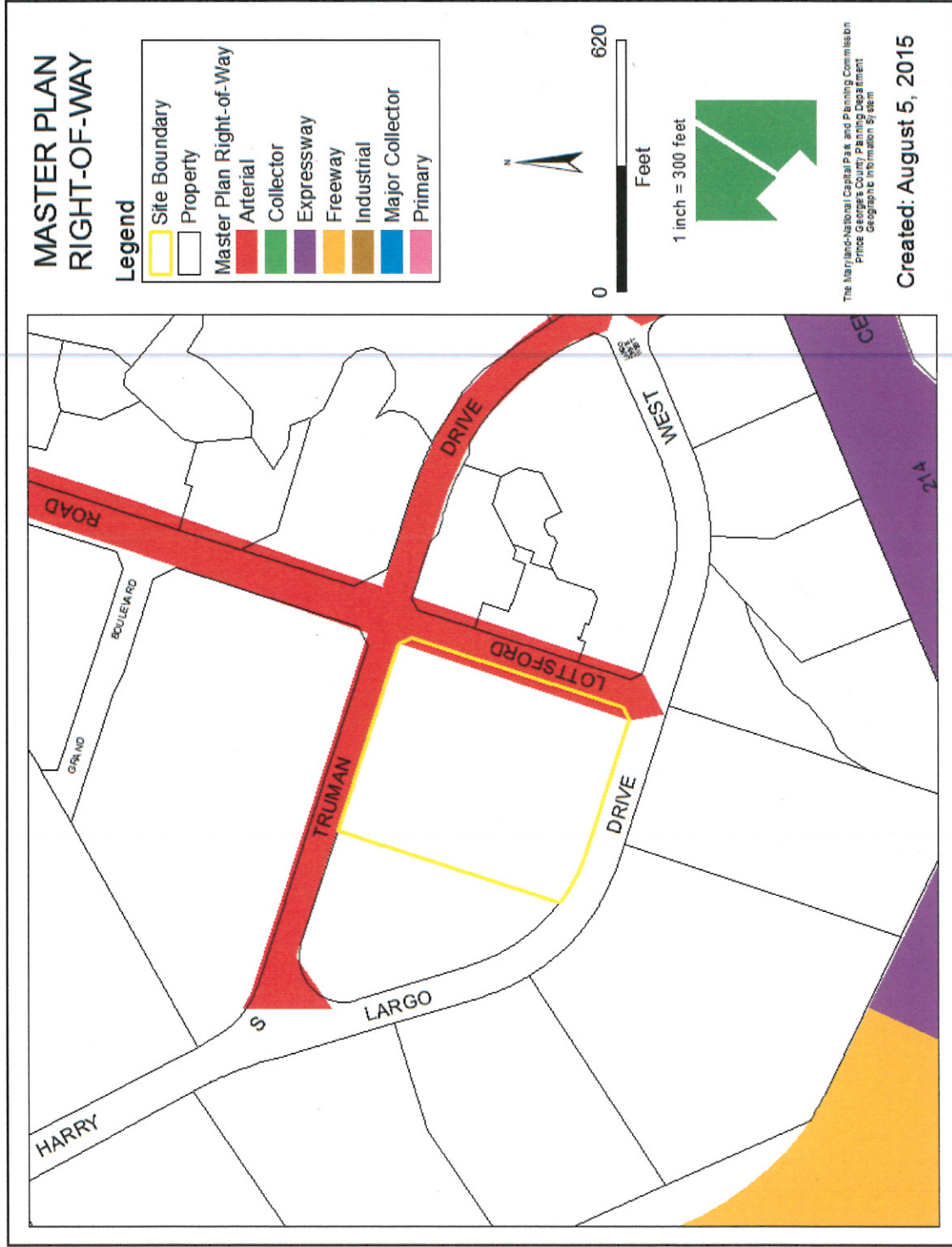
AERIAL MAP



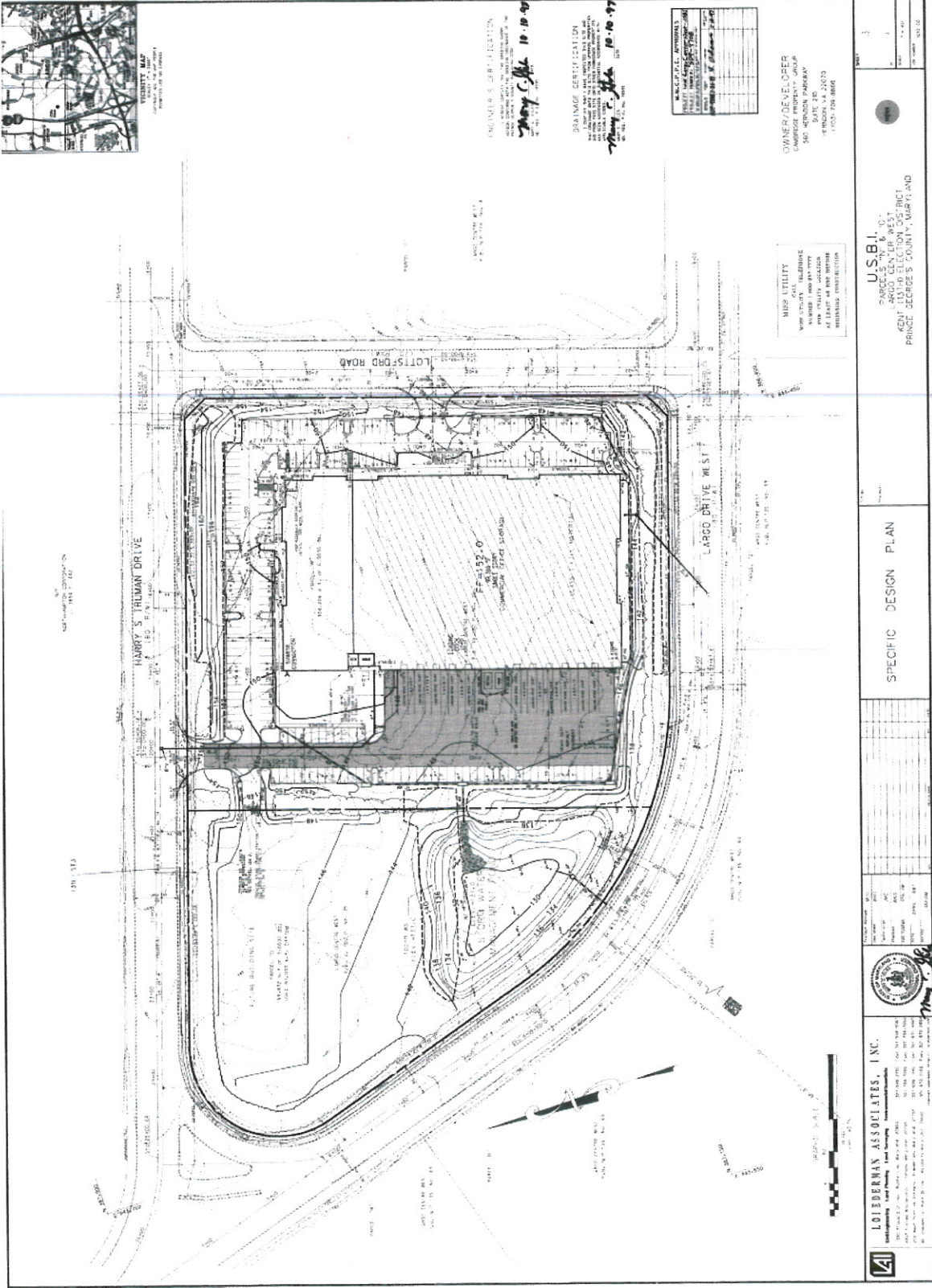
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



PREVIOUSLY APPROVED SITE PLAN



10/29/2015

Slide 9 of 9

LAW OFFICES
SHIPLEY & HORNE, P.A.

1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
Telephone: (301) 925-1800
Facsimile: (301) 925-1803
www.shpa.com

Bradley S. Farrar
L. Paul Jackson, II*

*Also admitted in the District of Columbia

Russell W. Shipley
Arthur J. Horne, Jr.*
Dennis Whitley, III*
Robert J. Antonetti, Jr.

September 8, 2015

VIA HAND DELIVERY

Ms. Cynthia Fenton
Prince George's County Planning Department
Development Review Division
14701 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

**RE: Revised Supplemental Statement of Justification
Detailed Site Plan DSP-15029 for US Business Interiors**

Dear Ms. Fenton:

On behalf of our client, Largo Crescents, LLC, Arthur J. Horne, Jr. and Shipley & Horne, P.A., hereby submits this revised Statement of Justification in support of the Detailed Site Plan ("DSP") application. The overall purpose of the DSP-15029 application is to request an amendment to the table of uses applicable to the Subject Property per the Development District Overlay Zone ("DDOZ") of the recently approved 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* ("Largo Town Center Plan").

This revision to the Statement of Justification submitted to the attention of Mr. Donald Townsend dated August 27, 2015, is in response to the "Supervisor Comments" highlighted in the Development Review Division's pre-application review checklist comments last dated September 2, 2015, that were returned to the Applicant for this application submission. Specifically, the Applicant is requested to address the DDOZ standard promulgated in Section 27-548.22(c) of the Zoning Ordinance, that states "...*Development District Standards may allow uses prohibited in the underlying zone where the uses are compatible with the goals of the Development District and purposes of the D-D-O Zone.*"

Site Location and Characteristics: The subject property is identified as 8800 Lottsford Road, Upper Marlboro, Maryland 20774, and is bound on its north side by Harry S. Truman Drive; its east side by Lottsford Road, on its south side by Largo Drive West, and on its west side by the vacant Parcel "O" of the Largo Centre West subdivision. The property is the site of the existing approximately 99,370 square foot bulk retailing or warehousing/distribution facility that has been in continual operation at this approximately 6.98 acre site since the property was originally developed and occupied on or about 1998.

The subject property is located in the northwest quadrant of MD 202 (Largo Road) and MD 214 (Central Avenue) interchange. It also has frontage on Largo Center Drive and Harry S. Truman Drive. The 6.9836 site is also identified as Parcel 'N', Largo Centre West Subdivision, and recorded in the Land Records of Prince George's County, Maryland in Record Plat VJ 180 Plat No. 35, and is found at Tax Map 67, Grids E-3. There are no known wetlands, streams, nor 100-year floodplain associated with the property. Also, there are no cemeteries or historic sites on or near the site and it is not within an aviation policy area.

Surrounding Land Uses:

- North: Across Harry S. Truman Drive is the site of the proposed Ascend Apollo, Transit-Oriented Development Project (approved in DSP-14026) in the M-X-T/D-D-O Zone;
- East: Across Lottsford Road is the Mosaic at Largo Station Apartments in the M-U-I Zone;
- South: Across Largo Drive West is the multistory office building identified as the Woodlands Business Center in the M-U-I Zone; and
- West: Adjoining the subject property immediately to the west vacant Parcel 'O' and associated stormwater pond in the M-U-I Zone.

Development Data Summary:

	EXISTING	PROPOSESD
Zone	M-U-I/DDOZ	M-U-I/DDOZ
Use(s)	warehousing/distribution	warehousing/distribution
Acreage	6.9836	6.9836
Building Square Footage/GFA	99,370	99,370

Parking:

	REQUIRED/ALLOWED	PROVIDED
Regular Spaces	139	139
Compact Spaces	54	54
Handicapped Spaces	5	5
Van Handicapped Spaces	1	1
Total	199	199
Loading Spaces	11	11

Setback Analysis:

	REQUIRED	PROVIDED
Setback from Street	30 feet	30 feet
Setback from Rear/Side	30 feet	30 feet

Previous Approvals: The property is the subject of Specific Design Plan SDP-9708 for a Office/Warehouse in the E-I-A Zone which was approved by the Planning Board on July 24, 1997, and which approval was formalized in PGCPB Resolution No. 97-211. The SDP-9708 site and landscape plans were approved and certified by the M-NCPPC. On January 23, 1998, Use & Occupancy Permit #414-1998 was issued for the current use; and, during the remainder of 1998 and into 1999 an estimate of 18 various fire-sprinkler/alarm, electrical, and sign permits were issued for the property.

Statutory Authority: As indicated above, the Subject Property lies within the boundaries of a DDOZ established by the Largo Town Center Sector Plan and Sectional Map Amendment. Section 27-548.26(b) of the Prince Georges County Zoning Ordinance (the "Zoning Ordinance") contains provisions which address amendments to approved DDOZ's which can be requested by a property owner. Section 27-548.26(b) provides as follows:

(b) Property Owner.

(1) A property owner may request that the District Council amend development requirements for the owner's property, as follows:

(A) An owner of property in, adjoining, or separated only by a right-of-way from the Development District may request changes to the boundary of the approved D-D-O Zone.

Response: Not applicable, the owner of the property is requesting a change in the list of permitted uses.

(B) An owner of property in the Development District may request changes to the underlying zones or the list of allowed uses, as modified by the Development District Standards.

Response: The Detailed Site Plan for US Business Interiors proposes a change in the underlying zone of the Subject Property by modifying the list of permitted uses to permit the *existing bulk retailing, warehousing/distribution facility* that has existed since 1998 to continue its current operation as a permitted use, even after a change in ownership.

(2) The owner's application shall include:

(A) A statement showing that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan; and

Response: Per the definitions promulgated within Chapter 8: Largo Town Center Development District Standards (page 127), the subject property, site development and use which was legally developed through the approvals authorized through the adoption of PGCPB No. 97-211 by the Planning Board granted for SDP-9708 are defined as follows:

“Existing Use: A use that was legal as of the date of SMA approval and that conformed to the zoning that was in place prior to the date of SMA approval. The building(s) or structure(s) housing such use shall have received development approval, including all required permits, prior to the date of SMA approval.”

Furthermore, by the language contained within the continuance language incorporated within Chapter 8; Largo Town Center Development District Standards, the subject property site, landscaping, parking, and building improvements are permitted to continue as a legally existing “permitted” use as follows:

“Legally Existing Development. All buildings, structures, and uses that were lawful or could be certified as a legal nonconforming use on the date of sectional map amendment (SMA) approval are exempt from the development district standards and from detailed site plan review and are not nonconforming.”

and,

“Legally Existing Parking and Loading. All legally existing parking and loading spaces in the development district that were lawful or could be certified as a legal nonconforming use on the date of SMA approval are exempt from the development district standards and detailed site plan review and need not be reduced. Resurfacing, restriping, or adding landscaping to parking facilities are exempt from the development district standards and detailed site plan review if the parking facilities were lawful or could be certified as a legal nonconforming use on the date of SMA approval.”

(B) A site plan, either the Detailed Site Plan required by Section 27-548.25 or a Conceptual Site Plan.

Response: The Applicant has included the attached Detailed Site Plan application DSP-15029 in accordance with this requirement.

- (3) Filing and review of the application shall follow the site plan review procedures in Part 3, Division 9, except as modified in this Section. The Technical Staff shall review and submit a report on the application, and the**

Planning Board shall hold a public hearing and submit a recommendation to the District Council. Before final action the Council may remand the application to the Planning Board for review of specific issues.

Response: No response is required by the Applicant in conjunction with this standard.

- (4) An application may be amended at any time. A request to amend an application shall be filed and reviewed in accordance with Section 27-145.**

Response: There are no amendments associated with the DSP-15029 application at this time.

- (5) The District Council may approve, approve with conditions, or disapprove any amendment requested by a property owner under this Section. In approving an application and site plan, the District Council shall find that the proposed development conforms with the purposes and recommendations for the Development District, as stated in the Master Plan, Master Plan Amendment, or Sector Plan, and meets applicable site plan requirements.**

Response: The Applicant is confident that this Statement of Justification along with the balance of the DSP-15029 application package provide sufficient support for the District Council find that the Applicant's request for a modification of the Largo Town Center Sector Plan and Sectional Map Amendment development district standards for the M-U-I (Mixed-Use-Infill) DDOZ (Development District Overlay Zone) to modify the list of permitted uses to permit the *existing bulk retailing, warehousing/distribution facility* to continue its current operation as a permitted use, even upon ownership transfer is supported by the DDOZ standards.

- (6) If a Conceptual Site Plan is approved with an application, the owner may not obtain permits without an approved Detailed Site Plan.**

Response: As noted in the Applicant's response to the Section 27-548.26(2)(B) above, the Applicant is requesting approval of the attached Detailed Site Plan application DSP-15029.

**Statement of Conformance With Purposes And Recommendations For
The Development District As Stated In The Largo Town Center Sector Plan
2005 Approved Countywide Green Infrastructure Plan:**

The 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* ("2013 LTC") defines long-range land use and development policies, detailed zoning changes, design standards, and superimposes a DDO Zone on the Largo Town Center Sector Plan area. The land use concept of the sector plan divides the plan area into five inter-related subareas around the two crisscrossed roadways, Arena Drive and Lottsford Road, including the TOD Core (southwest quadrant), Southeast Quadrant, Northwest Quadrant, Northeast Quadrant, and East Area (east of Landover Road) for the purpose of examining issues and opportunities and formulating recommendations.

The subject site is located within the TOD Core area and is recommended for mid-rise mixed-use residential development with buildings close to the street to help activate the streetscape and to provide vertical definition of a complete street concept. In addition, the urban design of the TOD Core is intended to relegate parking to locations behind buildings and mask it from the public realm, to establish open space to foster a range of activities, and to provide new gathering spaces for the community.

Development in the sector plan area is subject to the development district standards. All **new development** and **redevelopment of existing structures** within the DDO Zone should comply with the general intent and goals of the development standards of the sector plan. Development must show compliance with the development district standards during the DSP process. The development district standards replace comparable standards and regulations required by the Prince George's County Zoning Ordinance. Wherever a conflict between the sector plan DDO Zone standards and the Zoning Ordinance and the 2010 Prince George's County Landscape Manual (Landscape Manual) occurs, the DDO Zone standards shall prevail. For development standards not covered by the Largo Town Center Sector Plan area DDO Zone, the standards in the Zoning Ordinance and Landscape Manual shall serve as the requirement, as stated in Section 27-548.21 of the Zoning Ordinance.

The Applicant submits as noted above, the Subject Property is improved with an existing warehouse/distribution facility authorized by the Planning Board with their approval of SDP-9708 through their adoption of Resolution Number 97-211 (see attached). The Applicant is the initial developer, occupant, and owner of the building since the date of its original construction on or about 1998, with approximately 18-years of continuous business operations. No new improvements to the property are either proposed or required by this Detailed Site Plan. The only change requested is to the list of allowed uses to permit bulk retailing, warehouse/distribution.

In order to achieve the sector plan's vision, a set of DDO Zone development standards has also been approved with the 2013 LTC. The development standards consist of six parts and subparts that provide specific design criteria for Urban Design—Block Length, Build-to line, Frontage, Other Setbacks and Building Height; Street Design—Complete Streets, Street Types and Tree Zone; Open Space Design; Architectural Design—Building Form, Storefronts and Building Materials; Parking Design; and Signage Design.

Urban Design Features: The subject property has a roughly rectangular shape and is located approximately 850 feet southeast of the Largo Town Center Metro Station entrance off of Harry S. Truman Drive. The site has frontage on Lottsford Road, Harry S. Truman Drive, and Largo Drive West, and is within the TOD Core area of the Largo Town Center Sector Plan. The DSP respects the existing street pattern that is surrounding the property that predates the development of the Subject Property, as well as the nearby Largo Town Center Metro Station.

Landscaping and Streetscape: The Largo Town Center Sector Plan and SMA include some landscape standards governing development in the TOD Core area. As stated in Chapter 8 of the sector plan, however, for development standards not covered by the sector plan area DDOZ, the Landscape Manual shall serve as the requirement as stated in Section 27-548.21, Relationship to other zones. The existing site design features extensive linear green open space and landscaping along all three of the site's street frontages. Landscaping features are well established and maintained plantings of mature and varied trees and other accent landscaping both within the interior and borders of the site, have been provided in the green open space to create a visually diverse, interesting, and pedestrian-friendly environment.

Site Layout, Parking and Lighting: The urban design standard of the TOD Core is intended to relegate parking to locations behind buildings and mask it from the public realm, to establish open space to foster a range of activities, and to provide new gathering spaces for the community. As noted above, the Subject Property was constructed in accordance with the requirements in effect when the commercial property was built. There is a standard side along all three property street frontages, and landscape buffer strips ranging approximately 25 – 50 feet wide along all roadways. The combination of mature landscaping and physical berming along Harry S. Truman Drive provide an estimated 90+ percent buffer screening of the parking. The landscaping along the Lottsford Road frontage is observed to provide landscape screening of the parking along this frontage to a lesser extent. Noted in the Applicant's response to the Section 27-548.26(2)(A) above, the existing parking and loading are exempt from the development district standards, the existing site and parking layout was approved prior to the adoption of 2013 LTC standards. Therefore, the existing site design with surface parking located between the building and the public realm is exempt and not considered nonconforming.

Building Height, Envelope, and Architecture: This standard limits that buildings shall be at least 6 stories in height, but no greater than 14 stories or 215 feet in height, except pavilions (open-air or enclosed) up to 8,000 square feet or civic buildings that shall be a minimum of 2 stories or 30 feet in height. This standard requires storefronts to have high quality materials such as brick, stone, cast stone, glass, pre-cast, durable smooth exterior grade hardwoods, and/or other high-quality commercial materials. Softwoods, exterior insulation and finishing systems (EIFS), and pressure-treated lumber are not permitted. The existing building's standard suburban style commercial storefront, and 1-story height is under these height standards are exempt and not considered non-conforming. Any future development of the property will be subject to this standard.

Signage: Site signage is of a design that is both low-profile and architecturally attractive design that the Applicant believes meets both the intent and letter of the 2013 LTC Design Standards.

**Statement of Conformance With
Goals of the Development District and Purposes of the D-D-O Zone**

As noted on page 1 above, this revision to the Statement of Justification is in response to the “Supervisor Comments” highlighted in the Development Review Division’s pre-application review checklist comments last dated September 2, 2015, that were returned to the Applicant for this application submission. Specifically, the Applicant is requested to address the DDOZ standard promulgated in Section 27-548.22(c) of the Zoning Ordinance, that states “...*Development District Standards may allow uses prohibited in the underlying zone where the uses are compatible with the goals of the Development District and purposes of the D-D-O Zone.*”

Therefore, in response to the Supervisor’s comment, the Applicant observes that the recently implemented Largo Town Center Sector Plan rezoned the entirety of an approximate 800 acre DDOZ area surrounding the Largo Town Center Metro Station to a variety of different mixed use zoning districts, each with their own separate and overlapping sets of design standards. While the Applicant is supportive of the Largo Town Center Plan in general per se, it is important to note that from a planning, as well as an economic development standpoint, maintaining the viability of the existing improved properties is critical to the County’s plans for this area. From a land planning perspective, it is important to have a mix of uses that will serve the expanding government complex, the new hospital site and other developments that occur in the Largo Town Center, ranging from residential, offices to retail to restaurants and light industrial uses, such as bulk, retailing, warehousing/ distribution facilities. All of these uses combined are vital in creating a sense of place and community, and provide a sustainable environment. The Applicant also wishes to point out that certain parts of the Largo Town Center Sector Plan vision cannot be achieved instantly, but need time to be realized.

The Largo Town Center Sector Plan and Sectional Map Amendment sets for the following goals for the Development District Overlay Zone for the TOD Core (Southwest Quadrant):

Goal: New Mixed-Use Retail Center Within the TOD Core

Response: Not applicable, the owner of the property is requesting a change in the list of permitted uses. The aforementioned subject building which has been occupied continuously since the date of its construction in 1998, predates the construction of the Largo Town Center spur of METRO’s Blue Line and the Blvd at the Capital Center shopping center, has a potentially long remaining lifespan. Without approval of the DSP-15029 application, the current has the potential of becoming obsolete, and unmarketable when considering the limitations on the range of permitted uses in the M-X-T Zone. In order to ensure the continued marketability of the property, the Applicant seeks approval from the Planning Board for a modification of the list of permitted uses allowed in the Largo Town Center M-X-T / DDOZ to include “*bulk retaining, warehousing/ distribution facility*” among the list of permitted uses. The proposed subject use will remain as an active productive use supporting other uses within the Largo Town Center; at

such time as market conditions improve to the point where the economics support the replacement the existing use is feasible, the Subject Property will be redeveloped with another TOD use.

Goal: New Major Institutional Use Within the TOD Core

Response: The major institutional use identified by this goal, is in the process of being realized with the approval of DSP-14028 for the proposed Prince George's Regional Hospital by the Planning Board, on the larger site located in the southwest quadrant of the intersection of Arena Drive and Lottsford Road, with frontage on Arena Drive, Lottsford Drive, and the Capital Beltway (I-95/495). The proposed hospital campus is located east of Capital Center Boulevard, directly adjacent to the Washington Metropolitan Area Transit Authority's (WMATA) Largo Town Center Metro Station to the south and east. The hospital campus also includes a large surface parking lot in front of the existing movie theater northwest of the southern part of Capital Center Boulevard that is further connected to the extension of Harry S. Truman Drive.

The Detailed Site Plan DSP-15029 for US Business Interiors proposes a change in the underlying zone of the Subject Property by modifying the list of permitted uses to permit the *existing bulk retailing, warehousing/distribution facility* that has existed since 1998 to continue its current operation as a permitted use, even after a change in ownership.

Goal: Dense Residential Development Within a Half Mile of the Metro Station

Response: The subject property is not located within an area envisioned for residential development. Therefore, approval of the requested use will not be incompatible with the above goal.

Goal: A Safe and Attractive Public Environment

Response: The application does not propose any additional development or revisions to the existing public environment. The DSP respects the existing street pattern surrounding the property that predates the development of the Subject Property, as well as the nearby Largo Town Center Metro Station. The Subject Property was developed in accordance with previously approved site plans, are exempt from the development district standards and from detailed site plan review relating to streets, sidewalks and other public spaces. Any significant future development shall be subject to the development district standards and detailed site plan review at that time.

Goal: TOD-Compatible Development beyond the TOD Core

Response: The Subject Property is located within the TOD Core, no response is required by the Applicant in conjunction with this standard.

Based on the above, the Applicant submits that the request for a modification of the Largo Town Center Sector Plan and Sectional Map Amendment development district standards for the M-U-I (Mixed-Use-Infill) DDOZ (Development District Overlay Zone) to modify the list of permitted uses to include the existing “*bulk retaining, warehousing/ distribution facility*” among the list of permitted uses, is consistent with the goals identified for the Development District Overlay Zone TOD Core.

Respectfully Submitted,

Arthur J. Horne, Jr.

cc: Mr. Jeffrey D. Ludwig
Mr. Ken Dunn

N:\US_Business_Interiors\SOJ\US Business Interiors (DSP-15029) Revised SOJ 09-08-2015b.docx

September 29, 2015

MEMORANDUM

TO: Cynthia Fenton, Urban Design Section, Development Review Division
 VIA: David A. Green, Planning Supervisor, Community Planning Division
 FROM: William Washburn, Planner Coordinator, Community Planning Division
 SUBJECT: Detailed Site Plan - DSP-15029, US Business Interiors, Parcel N

DETERMINATIONS

The application is in conformance with the recommendations of the 2014 Plan Prince George's 2035 General Plan recognizing that existing land uses may not represent future land use recommendations, and that those recommendations may be implemented over time through a combination of redevelopment and rezoning.

The application conforms to and do not conflict with the land use recommendations of the Largo Town Center Approved Sector Plan and Sectional Map Amendment which recommends zoning and other development regulations to facilitate the continued evolution of this area into a higher density mixed-use residential and commercial/retail center. Adding the existing bulk retailing/warehouse/distribution use to the list of permitted uses allowed under the M-U-I Zone will assist in maintaining the viability and usability of the existing structure while allowing for future residential and nonresidential uses.

The existing use and building are legal and therefore exempt from the Largo Town Center development district standards and from detailed site plan review.

BACKGROUND

Location: Southeast quadrant of the intersection of Harry S Truman Drive and Lottsford Road
Size: 6.98 acres
Existing Uses: Bulk Retailing/Warehouse/Distribution Facility
Proposal: Add existing use to the list of permitted uses in the M-U-I Zone

GENERAL PLAN, MASTER PLAN, AND SMA

- General Plan:** The development site is located within the Largo Town Center Development District Overlay Zone (DDOZ). The *Plan Prince George's 2035* vision for Regional Transit Districts is more dense development with offices, apartments, condominiums, retail, and other uses arranged vertically within buildings.
- Master/Sector Plan:** The development site is located in the southwest quadrant of the Largo Town Center DDOZ (TOD Core). The 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* recommends mixed-use retail, office, institutional, and residential development at this site.
- Planning Area/Community: PA 73
- Land Use: Mixed-Use Residential, Retail, and Office Uses
- Environmental: Refer to the Environment section of the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* and the 2005 *Approved Countywide Green Infrastructure Plan*.
- Historic Resources: None identified on the site
- Transportation: Lottsford Road (A-26) and Harry S Truman Drive (A-38) are existing arterials. The nearest Metro station is Largo Town Center.
- Public Facilities: None identified
- Parks & Trails: None identified on the site
- Aviation/ILUC: This property is within the Joint Base Andrews (JBA) Interim Land Use Control (ILUC) area. The property is within Imaginary Surface F, establishing a height limit of 500 feet above the runway surface. The property is outside of the 65 dBA and above noise contour. It is also outside of the Accident Potential Zones (APZs). Though these categories do not impact the subject property, they should be noted on the DSP.
- SMA/Zoning:** The 2013 Largo Town Center SMA retained the property to the Mixed-Use Infill (M-U-I) Zone.

PLANNING ISSUES

The US Business Interiors site was formerly occupied by the Capital Centre Arena, which housed two professional sports teams (the former Washington Bullets basketball team and the Washington Capitals hockey team). The sports arena was demolished in 2002 to allow construction of the Boulevard at the Capital Centre Shopping Center. The shopping center opened in 2003 with nearly half a million square feet of commercial retail and office space, including four anchor tenants.

The 2013 Largo Town Center SMA retained the development site in the M-U-I (Mixed-Use Infill) Zone to permit mixed-use retail, office, institutional, and residential development. The M-U-I Zone was applied by the 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* in anticipation of future mixed-use development at the then-newly opened Morgan Boulevard and Largo Town Center Metro stations.

The applicant is requesting an amendment to the approved Largo Town Center sector plan and SMA to add the existing bulk retailing/warehouse/distribution facility to the list of permitted uses within the M-U-I Zone. The applicant is requesting no additional modification to or expansion of the existing use.

RECOMMENDED CONDITIONS

None

cc: Ivy Lewis, Chief, Community Planning Division

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-3796

Prince George's County Planning Department
Information and Permit Review Division

February 4, 1998



Kristin Coveleski
Piper and Marbury
Charles Center South
36 South Charles Street
Baltimore, Maryland 21201-3018

Re: Parcel N
Largo Center West Subdivision

Dear Ms. Coveleski:

The property referenced above is zone E-I-A (Employment and Institutional Area). The E-I-A Zone is a Comprehensive Design Zone and Section 27-195(a)(1) of the Prince George's County Zoning Ordinance requires the approval of a Basic Plan along with the Zoning Map Amendment (A-9682) that created the zoning. The Basic Plan controls the uses and density of the property. The proposed use, as defined by Section 27-515(b) of the Prince George's County Zoning Ordinance and CB-19-1997 is a commercial office, and storage for the design, marketing, furnishing, and inventory management of office equipment and systems. Even though this use is not specifically listed as a permitted use within the Basic Plan, according to Steve Adams of the Urban Design Section, it is considered a combination of uses that are listed in the Basic Plan, and they are:

- a. Accessory structures and uses including showrooms and warehousing as limited by prohibited list.
- b. Offices.
- c. Light distribution, design spaces and assembly spaces.
- d. Wholesale/retail floor sales area and;
- m. Any other use not listed above and consistent with the stated purpose of the

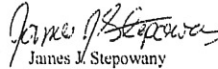
February 5, 1998
Coveleski, Kristin
Page 2

E-I-A Zone may be approved by the Prince George's County Planning Board upon finding that the use will not be hazardous, noxious or offensive because of odor, dust, smoke, gas, vibration or noise, or otherwise be detrimental to the health, safety, or general welfare of persons in the area.

The use was approved by the Prince George's County Planning Board by Resolution Number 97-211 for SDP-9708 (Specific Design Plan).

If you have any questions, please do not hesitate to contact me at 301-952-3195.

Sincerely,


James J. Stepowany
Planning Technician

JJS:pcs

c: S. Shields
S. Adams
M\LETTERS\COVELESK.JJS

BUILDING PERMIT APPLICATION # 4176-94-CGU

29 28 27 26 25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8A 7 6 5 4 3 2 1



LOI BERMAN ASSOCIATES, INC.
ARCHITECTS
1000 N. 10TH AVENUE
SUITE 1000
DENVER, CO 80202
PHONE: 303.733.1100
FAX: 303.733.1101
WWW.LOIBERMAN.COM

PROJECT NO. 4176-94-CGU
DATE: 11/24/97

COVER SHEET



U.S.B.I.
REGISTERED PROFESSIONAL ENGINEER
NO. 111171

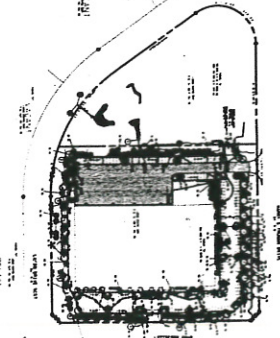
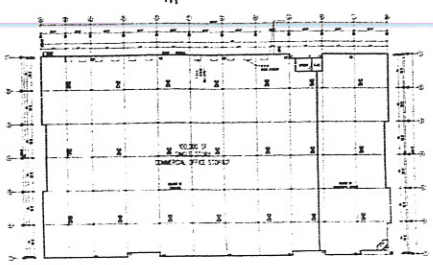
APPROVED FOR PERMIT # 4176-94-CGU
BY PERMITTING OFFICER
E14

Red 11/24/97

U.S.B.I. STAMP

4176-94-CGU

- GENERAL NOTES**
1. THE OWNER HAS REVIEWED UNDER APPROVED PLAN NO. 4176-94-CGU AND FOUND IT TO BE IN ACCORD WITH THE CITY OF DENVER ZONING ORDINANCES AND THE DENVER BUILDING DEPARTMENT REGULATIONS.
 2. THE SITE IS LOCATED IN THE CITY OF DENVER, COLORADO, ZONING DISTRICT U-2.
 3. THE SITE IS SUBJECT TO THE DENVER BUILDING DEPARTMENT REGULATIONS AND THE DENVER ZONING ORDINANCES.
 4. THE DESIGNATION OF THE SITE IS U-2 (OFFICE).
 5. THE DESIGNATION OF THE SITE IS U-2 (OFFICE).
- PERMITTING OFFICER'S COMMENTS:**
- 20,000 sq. office
TRUCK & STORAGE
PER KEN DAVIS / LOI BERMAN ASSOC.
12/11/97



APPROVED FOR PERMIT # 4176-94-CGU
BY PERMITTING OFFICER
E14

U.S.B.I. STAMP



0 AND 0 Permit Application #3221-98-CU

<p>DATE OF BOARD'S COUNTY DEPT E.R. CSO, APPLICATION FOR PLAN EXAM + PERMIT</p> <p>4/28/98 10 AM 3221-98-CU 00 98-10-03221 00 00 (1115 HR)</p>	
<p>LOCATION OF WORK: 2000 HITSBERG SHERBORN, LARNEY EAST E. CREST LOT: 1060 B. PERM. # 98-10-03221 PARCEL: N*Y 26-20th 5th Ave 9-24-90</p>	
<p>AAA: 40000, 40000 (WAY) OWNER: US BUSINESS INTERIOR 40000 LOT#1500 26274</p>	
<p>TYPE OF APPLICATION: COMMERCIAL - ALIENATION USE & OCCUPANCY - SEE CLASS:</p>	
<p>NO. OF: 09,366 TYPE OF: FOR GENERAL INTERIOR WORK NO. OF: 09,366 TYPE OF: FOR GENERAL INTERIOR WORK NO. OF: 09,366 TYPE OF: FOR GENERAL INTERIOR WORK</p>	
<p>STRUCTURE DECLARED UNFIT, UNSAFE OR CONDEMNED: NO</p>	
<p>I HEREBY CERTIFY THAT I HAVE AUTHORITY OF THE OWNER TO MAKE THIS APPLICATION, THAT THE INFORMATION IS COMPLETE AND CORRECT, AND THAT IF A PERMIT IS ISSUED THE CONSTRUCTION AND/OR USE WILL CONFORM TO THE BUILDING CODE, THE ZONING ORDINANCE AND OTHER APPLICABLE LAWS AND REGULATIONS INCLUDING PRIVATE BILLING REQUISITIONS, IF ANY, WHICH RELATE TO THE PROPERTY.</p>	
<p>SIG. OF OWNER OR AGENT, ADDRESS: 26th Ave 7711 Madison Ave L Proctor Hill and 2025 E 27th Ave CITY, ST AND ZIP CODE: TEL: 201-476-4662 DATE: 4/28/98</p>	
<p>THE FOLLOWING REVIEWING AGENCY ENDORSEMENTS ARE REQUIRED. PLEASE GIVE AGENCY APPROVAL OR DENIAL, DATE, CONTROL NO. AND SIGNATURE OF REVIEWER ON THE REVERSE SIDE.</p>	
<p>BLI ENGR: YES KNOOPCC: YES USBC: NO</p> <p>HEALTH: NO FIRE: YES</p> <p>PROP SIT: NO PERMITS: NO</p>	
<p>NOTE: ALL CORRESPONDENCE TO: 4444</p> <p>CHS 04/28/98 ACCEPTED FOR CSO DATE</p>	

APPROVED 5-19-98
 PERMIT # 308198-CU
 OFFICER/DIRECTOR: D. S. [Signature]
 GENERAL INTERIOR
 *
 only red stamped & initialed

A. Permitted and Prohibited Uses:

1. Purpose

To provide for an employment park for a variety of potential employment uses, including high-tech uses, research and development, office and clean industrial activities. Generally, this zone will also permit uses involving the design and/or assembly of products, but prohibits manufacturing uses which involve the production or processing of goods from raw materials, especially with the use of heavy industrial machinery. It is expected that the employment park setting will be enhanced through the use of open space, landscaping, buffering, careful placement of structures and architectural standards in a park or campus style setting.

2. Permitted Uses:

The proposed E-I-A Zone may include any one or more of the following uses:

- a. Accessory structures and uses including showrooms and warehousing as limited by prohibited list;
- b. Offices;
- c. Light distribution, design spaces and assembly spaces;
- d. Wholesale/retail floor sales uses;
- e. Eating or drinking establishment within an office building;
- f. Convenience commercial establishments to serve the principal uses in the zone;
- g. Day care facilities;
- h. Post office (less than 15,000 square feet);
- i. Banks as permitted in Section 27-461 for the C-0 Zone;
- j. Data processing uses;

- k. Laboratories as defined in Section 27-107.1(a);
- l. Institutional uses of an educational, medical, religious or research nature; and
- m. Any other use not listed above and consistent with the stated purpose of this E-I-A Zone, may be approved by the Prince George's County Planning Board upon a finding that the use will not be hazardous, noxious or offensive because of odor, dust, smoke, gas, vibration, or noise, or otherwise be detrimental to the health, safety, or general welfare of persons in the area. It shall be the applicant's responsibility to provide such information as is necessary to demonstrate to the satisfaction of the Planning Board that a proposed use will not be hazardous or detrimental to the health, safety, or general welfare.

3. Prohibited Uses:

- a. Warehousing and distribution that exceeds 20 percent of G.F.A. (Parcel "M" excepted);
- b. Transportation related uses including stations, service, storage or salvage;
- c. Heavy industrial, manufacturing or salvage operations;
- d. Food or beverage manufacturing or packaging;
- e. Churches, hospitals and schools (day care excluded);
- f. Natural resource mining or processing operations;
- g. Carnival, circus, fair or similar use;
- h. Mobile home;
- i. Contractor's construction yard and storage; and
- j. Manufacturing involving primary production from raw materials.