



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Planning Information Services
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February 14, 2020

Arthur J. Horne Jr., Esquire
Shipley and Horne, P.A.
1101 Mercantile Lane, Suite 240
Largo, MD 20774

Re: 9400 and 9420 Grand Boulevard, Upper Marlboro, Maryland 20774

Tax ID: 5570065, 5570076, 5570087, 5570098 & 5570101 (Parcels 2 & 3, Outparcel A, Outlots 4 & 5)

In response to your request for information regarding the above-referenced property, we have researched our files/data base and present the following:

Zoning Verification OR Buildable lots

1. The current zoning classification for the subject property is:

M-X-T (Mixed-Use Transportation Oriented)/D-D-O-Z (Development District Overlay Zone) for the Largo Town Center and lies within the TOD Core (Southwest Quadrant) Subarea

Overlay District(s):

Yes No

Largo Town Center Approved Sector Plan and Sectional Map Amendment, December 2013 (Plan)

2. Record Lot(s): Yes Date: _____ No Not Applicable

An area of land designated as a separate parcel of land on a "Record Plat," or on a legally recorded deed (to land for which no "Subdivision" plat is required pursuant to the provisions of Subtitle 24) filed among the Land Records of Prince George's County, Maryland.

Comment:

3. Specific Use(s)/Regulation(s):

Specific uses permitted in the M-X-T/D-D-O-Z may be found in the uses tables contained within the Plan.

4. According to the current zoning ordinance and/or regulations applicable to the subject property, the **current use** of the property is classified as:

- Permitted by Right
- Permitted by Special Exception
- Legally Nonconforming
- Prohibited

Comment:

5. Conformance: According to the current zoning ordinance and/or regulations applicable to the subject property, the current use and/or structure is:

- Legally Conforming (in conformance with applicable zoning and subdivision regulations, or grandfathered). May rebuild in accordance with current regulations.
- Legally Nonconforming (not in conformance with applicable zoning and subdivision regulations, but legal and subject to conditions and/or requirements). See Rebuild (below).
- Nonconforming (not in conformance with applicable zoning and subdivision regulations). See Rebuild (below).

Comment:

Subject to Detailed Site Plan #DSP-14026 and subsequent revisions.

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property may be rebuilt in its current form in accordance with Section 27-243 of the current zoning ordinance:

- Yes No

Comment:

n/a

7. Variances, special exceptions, and/or zoning conditions approved for the subject property:

- Variance Special Exception Zoning Conditions None

Comment:

8. Site Plan Information:

An approved site plan for the subject property is on file.

Available plans must be requested, additional fees apply. Request plans at <http://www.pgplanning.org/DocumentCenter/View/6884/Online-Information-Request-Form>

No site plan

List of approved plans and permits for subject property:

See attached addendum.

Additional comments regarding the subject property:

Note: The Maryland-National Capital Park and Planning Commission's (Commission) role is to review permit applications for compliance with zoning and subdivision regulations. The full text of the Ordinance (Subtitle 27) is at: https://www.municode.com/library/md/prince_george's_county/codes/code_of_ordinances

Information regarding use and occupancy permits, building permits and outstanding violations may be obtained by contacting the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) at 301-636-2000.

This information was researched on 2/14/20 , by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is accurate to the best of our knowledge, information, and belief, and is based upon or relates to the information supplied by the requestor. The Department assumes no liability for errors and omissions. All information was obtained from public records, which may be inspected during regular business hours.

Sincerely,
Lisa Isenberg
Planning Information Services

ADDENDUM – Ascend Apollo – Arthur J. Horne, Esquire

Detailed Site Plan DSP-14026 was approved by Prince George's District Council on April 28, 2015 for a multi-phase development containing 846 multifamily dwelling units and 19,024 square feet dedicated to retail and restaurant uses.

Detailed Site Plan DSP-14026/01 was approved by the Prince George's County Planning Director on February 12, 2018 for changes to the Phase One development which included reduction of the number of dwelling units, reduction in size of the restaurant, changes to the parking area and changes to the amenities.

Permit #23-2015-CGU/10 was approved on May 23, 2018 for the construction of a multifamily dwelling condominium building per DSP-14026/01.

Detailed Site Plan DSP-14026/02 was approved by the Prince George's County Planning Board on June 27, 2019 for changes to the Phase Two development which included the reduction of the footprint of the building, the reduction of the number of dwelling units initially approved for Phase Two under DSP-14026 to 379 dwellings units, reduce the square footage of the retail space to 4,489 square feet and other associated modifications which includes changes to the parking garage and associated amenities.

Permit #9879-2019-CGU was approved on January 21, 2020 for the construction of an apartment complex containing 379 dwelling units, 4,489 square feet of retail space and a parking garage containing 419 parking spaces and other associated amenities per DSP-14026/02.

Outparcel A as shown on Record Plat 242/80 for the Ascend Apollo Subdivision, Plat 1 is subject to a surface easement as recorded with Land Records under Liber 18231 Folio 486 and is currently improved with a parking lot.

Outlots 4 and 5 were recorded on Record Plat 242/81 for the Ascend Apollo Subdivision. Development of these parcels must conform to Detailed Site Plan #DSP-14026 or as amended by any subsequent revisions. Both outlots are currently unimproved.