

Case No. DSP 14008 The Crescents at
Largo Town Center, Phases I & II

Applicant: Largo Crescents, LLC

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

ORDER OF APPROVAL

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument on July 6, 2015, that the application to approve a detailed site plan for the development of 352 multifamily residential units and 84 townhouses, on approximately 18.01 acres of land in the Mixed Use-Infill (“M-U-I”) and Largo Town Center Development District Overlay (“D-D-O”) Zones, for a project called “The Crescents at Largo Town Center, Phases I and II,” located in the northwest quadrant of the intersection of Landover Road (MD 202) and Central Avenue (MD 214) within the southeast quadrant of the Largo Town Center, within Planning Area 73, Council District 6, be and the same is hereby APPROVED, subject to conditions.¹

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, we hereby adopt the findings and conclusions within the administrative record regarding the proposed application, specifically the findings and conclusions set forth within PGCPB No. 15-35, as the District Council's findings of fact and conclusions of law in this case.

¹ Section 27-108.01 (a) (10, 19) of the County Zoning Ordinance states as follows:

“(10) The word ‘approve’ includes ‘approve with conditions, modifications, or amendments.’”

“(19) The words ‘shall’, ‘must’, ‘may only’ or ‘may not’ are always mandatory and not discretionary. The word ‘may’ is permissive.”

Section 27-290 (d) of the Zoning Ordinance provides that “[w]ithin sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or modify the decision of the Planning Board, or remand the Detailed Site Plan to the Planning Board to take further testimony or reconsider its decision in accordance with the Order of Remand adopted by the Council. Where the Council approves a Detailed Site Plan, it shall make the same findings which are required to be made by the Planning Board.”

Approval of DSP-14008 is subject to the following conditions:

- A. APPROVE the alternative development district standards for:
1. Urban Design Criteria, Frontage, Southeast Quadrant, Standard 1: to allow a reduction in the required building frontage to 52.8 percent.
 2. Urban Design Criteria, Building Height, Southeast Quadrant: to allow the construction of three-story townhouses with an optional loft. However, at least fifty percent (50%) of the townhouse units constructed shall be the equivalent of four (4) stories in height, as set forth in Condition 7 of Approval as to DSP-14008.
 3. Street Design Criteria, Alleys/Loading, Standard 2: to allow a maximum of 58 feet between the townhouse units.
 4. Architectural Design Criteria, Building Material and Elements, Windows, Standard 1: to allow the use of vinyl windows on the townhouse units.
 5. Architectural Design Criteria, Building Materials and Elements, Windows, Standard 3: to allow the use of fixed windows as shown on the elevations on both multifamily buildings and townhouse units.
 6. Architectural Design Criteria, Building Materials and Elements, Porches, Stoops and Bays, Standard 1: to allow bay windows with a depth of two feet.
 7. Architectural Design Criteria, Building Form, Porches, Stoops and Bays, Standard 3: to allow bay windows on the townhouse units which do not extend to ground level.
 8. Architectural Design Criteria, Building Materials and Elements, Site Walls, Standard 1: to allow the use of alternative materials including PVC (polyvinyl chloride) in the construction of the acoustical sound wall.
 9. Architectural Design Criteria, Building Materials and Elements, Railing, Fencing and Gates, Standard 2: to allow a safety fence without large terminal fence posts at the top of the site's retaining walls.
 10. Parking Design Criteria, Surface Parking Lots and Structured Parking Garages, Standard 1: to allow the design of the ground-level podium parking as presented in the architectural elevations.
 11. Parking Design Criteria, Surface Parking Lots and Structured Parking Garages, Standard 4: to allow a setback of 10 to 15 feet for the surface parking that serves the townhouse units.

12. Parking Design Criteria, Parking Space Requirements by Use: to allow an additional parking spaces for the townhouse use, for a total of 279 parking spaces.
 13. Signage Design Criteria, Freestanding and Monument Signs, Standard 2: to allow two freestanding/monument signs for the site.
 14. Signage Design Criteria, Freestanding and Monument Signs, Standard 3: to allow one freestanding/monument sign that is incorporated into a brick terrace retaining wall that is approximately nine feet in height and that has a sign area of approximately 61 square feet.
- B. APPROVE the Detailed Site Plan DSP-14008 and Type 2 Tree Conservation Plan TCP2-003-15 for “The Crescents at Largo, Phases I and II,” subject to the following conditions:
1. Prior to certificate approval of this detailed site plan (DSP), the applicant shall:
 - a. Revise the DSP or provide additional information as follows:
 - (1) Include “DSP” in the Project Number Title Block of all plan sheets.
 - (2) Add a general note to indicate that the property is located in the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*, Southeast Quadrant.
 - (3) Indicate the correct number of parcels in General Note 6.
 - (4) Provide reference to all approved variances in the general notes.
 - (5) Revise the plan to provide handicap-accessible parking spaces in accordance with Americans with Disabilities Act (ADA) requirements.
 - (6) Provide at least one handicap-accessible parking space each in Multifamily Buildings B-1 and B-2.
 - (7) Revise the Development Standard compliance sheet (A-1) to accurately reflect the amendments required and requested. The parking design criteria shall be renumbered to accurately reflect the development design standards in the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*.

- (8) Revise the Development Site Data table to indicate the correct minimum lot area proposed as 1,200 square feet.
- (9) Remove the public utility easement shown along the frontage of Largo Center Drive at Road B, around the ramp to Central Avenue (MD 214), and along the site's frontage on MD 214.
- (10) Specify the materials of the monument signage on the detail sheet.
- (11) Provide a loading schedule in accordance with Section 27-582 of the Zoning Ordinance.
- (12) The multifamily buildings shall be consistently labeled on the plans and elevations as follows: Buildings A, B, and C, and the two "B" buildings identified as Buildings B-1 and B-2 on all plans and elevations.
- (13) Indicate the setbacks for each multifamily building and townhouse stick from adjacent property lines.
- (14) Indicate the distances between each group of unattached multifamily buildings.
- (15) Provide a sidewalk along the entire north side of Private Road C (Parcel E-1).
- (16) For Lots 31 and 38, Block C, correct the labels to reflect the one-car garages provided.
- (17) Identify the name of the model proposed for each townhouse lot.
- (18) Revise the Bicycle Parking table (Sheet 1) to indicate the following minimum distribution of outdoor bike spaces: Building A, 15 spaces; Building B-1, 5 spaces; Building B-2, 5 spaces; Building C, 6 spaces.
- (19) The Preliminary Plan of Subdivision, 4-13028, and Type 1 tree conservation plan shall be signature approved, and the DSP shall reflect the appropriate adjustments to the parcel configuration, the general notes regarding density, and the variance and variances approved by the Planning Board with the preliminary plan.
- (20) A trail connection shall be provided over Parcel H from the proposed sidewalk adjacent to Lot 1, Block C, to the proposed

sidewalk system in front of Lot 6, Block B, which ultimately leads to Largo Center Drive. An elevated boardwalk, or other suitable structure, shall be provided as appropriate for the future preservation and protection of the restored stream valley.

- (21) Indicate indoor amenities, including but not necessarily limited to exercise room and meeting space.

Townhouse Architecture:

- (22) A note shall be added to the architectural elevations stating that all vinyl windows have been certified for energy efficiency.
- (23) Provide a table identifying each lot and its square footage.
- (24) Lots 1, 4, 5, and 7, Block A; Lots 1, 5, 6, 10, 11, 19, and 26, Block B; Lots 1, 6, 9, 10, 15, 16, 21, 22, 30, 31, and 38, Block C; and Lots 1,5,9, and 13, Block D, which are highly visible from the public realm shall have side elevations of brick or stone and no less than four endwall features.
- (25) The templates for the Strauss and Hepburn models shall be revised to accurately indicate the elevations proposed and the optional features, including any covered stoops. At least one of the model units will be constructed with the optional loft.
- (26) A chart shall be provided indicating the percentage of brick or masonry provided to ensure conformance with the Development District Standard Architectural Design Criteria, Exterior Walls, Standard I.
- (27) Applicant proffers to make front façades 100% brick.

Multifamily Units:

- (28) Provide all of the foundation dimensions and heights of each multifamily structure on a template and on the site plan.
- (29) Provide a full set of revised elevations for all of the multifamily Buildings (A-C) in conformance to the Applicant’s Exhibits labeled Type 1, Type 2, and Type 3. The architectural elevations shall include all building materials and colors proposed for review and approval by the Planning Board or its designee. The elevations shall be finished predominantly with masonry materials and consists of at least 51% brick or stone.

(30) Show a brick percentage table for each elevation to be consistent with the exterior wall requirements. All masonry materials shall be identified as to the type of masonry provided. The masonry base of the multifamily units shall be brick or stone.

b. Revise the landscape plan as follows:

(1) The loading space shown at the southeastern corner of Building A shall be screened in materials and colors complementary to the building and consistent with the material used for the brick podium on the multifamily building.

(2) Revise the plans to show the location of the outdoor bike racks on the Building Inset Sheet, with a detail included for the type of rack(s) proposed.

(3) The cross section provided on the landscape plan (Sheet 8) should be revised to indicate the distances between the roadway and the noise wall, and the noise wall and the townhouse buildings, to ensure that adequate area is provided for maintenance of the noise wall and mature tree canopy.

(4) Revise the plans to provide five additional ornamental trees along the perimeter of the multifamily surface parking lots located within 30 feet of Largo Center Drive, between Buildings A and B-1.

(5) Shielded, full cut-off light fixtures shall be provided on the plan, and a detail shall be provided.

c. Revise the Type 2 tree conservation plan (TCP2) as follows:

(1) Show all of the stream restoration techniques and impacts in accordance with a stream restoration stormwater management concept plan approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).

(2) Show the unmitigated and the mitigated 65 dBA Ldn noise contours, as well as the proposed mitigation measures, based on the Addendum to Noise Report # 140606 dated August 4, 2014, the Phase II noise report dated March 9, 2015, and the addendum to the Phase II noise report dated March 27, 2015.

- (3) Provide the current standard woodland conservation worksheet, filled-in with all of the required information, and signed by the qualified professional who prepared it.
- (4) Provide the current TCP2 approval block on the plan, filled-in with all of the required information, including the assigned plan number with an Arabic number (TCP2-003-15) and the associated DSP number (DSP-14008).
- (5) Revise the specimen tree table to include a column for the proposed disposition of each tree.
- (6) Revise the stream and primary management area lines on the plan to be darker and more visible.
- (7) Revise the label for the reforestation area to indicate that the area is also an area of invasive species management and stream restoration.
- (8) Remove the temporary tree protection fence from the reforestation area.
- (9) Provide permanent fencing and reforestation signs along all of the vulnerable planting edges.
- (10) Provide temporary tree protection fence and preservation signs along the clearing edge surrounding the wetland area proposed to be preserved.
- (11) Provide a “preservation not counted” label for the wetland area.
- (12) Revise the reforestation table, the woodland conservation summary table, the woodland conservation worksheet, and the reforestation/woodland preservation not counted labels on the plan to consistently reference the same respective acreage.
- (13) Revise the detail sheet as follows:
 - (a) remove the specimen tree preservation detail
 - (b) add the preservation sign detail (det-1)
 - (c) add the tree pruning detail (det-11)
 - (d) add the planting and maintenance detail (det-13)
 - (e) add the container/ball and burlap techniques detail (det-14)
 - (f) add the seedling and whip techniques (det-16)

- (14) Show the noise contours with a distinct line-type that shall be added to the legend.
- (15) Remove the note from the detail sheet regarding phased development and remove the duplicate note regarding the protection of reforestation areas by homeowners.
- (16) Add the following note at the end of the invasive species management plan notes:

“Best Management Practices for Control of Non-Native Invasive document prepared by the Park Planning and Stewardship Division of the Montgomery County Department of Parks shall be followed.”

- (17) Add the following note to the end of the standard four-year management plan notes:

“Site conformance to the Invasive Species Management Plan shall be included in each annual site evaluation.”

- (18) Have the qualified professional who prepared the plan sign and date it and update the revision box with a summary of the revision. If the qualified professional is a registered landscape architect or registered professional forester, the professional seal shall be placed on the plan along with the signature. If the qualified professional is under the Department of Natural Resources designation, the Code of Maryland Regulations (COMAR) reference shall accompany the signature.

- 2. Prior to issuance of a grading permit, the final erosion and sediment control plan shall be submitted to the Environmental Planning Section. The limits of disturbance shall be consistent between the DSP and TCP2 plans.
- 3. Prior to issuance of a fine grading permit and/or the first building permit for the townhouse lots located in Blocks A through D, the applicant shall secure a grading permit for the required stream restoration.
- 4. Prior to issuance of the first use and occupancy permit for the townhouse lots located in Blocks C and D, the applicant shall provide written confirmation from DPIE that the stream restoration work has been completed in accordance with a grading permit.
- 5. Prior to issuance of the first multifamily building permit, the architecture for the pool house shall be provided, including dimensions and building materials similar and complementary to the materials for the multifamily

buildings for review and approval by the Planning Board or its designee.
The pool house shall be built with at least 51% brick.

- 6. The applicant will explore reasonable options for an alternative building material for the noise wall, in addition to enhanced landscaping, that is determined by the Planning Board or its designee to be objectively aesthetically pleasing. Applicant has proffered the use of AIL Sound Walls Tuff Barrier with wood grain texture panels and will utilize this material or similar make and model.
- 7. The townhouse units constructed shall be the equivalent of four (4) stories in height.
- 8. Balconies on highly visible multifamily building façades shall be Juliet balconies.

Ordered this 14th day of July, 2015, by the following vote:

In Favor: Council Members Franklin, Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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

By: _____
Mel Franklin, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council