ABSTRACT

TITLE: Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Approved Master Plan Amendment and Adopted Sectional Map Amendment for Planning Area 73 of Prince George's County, Maryland

DATE: July 1990

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ABSTRACT: This document contains maps and supporting text of the Approved Largo-Lottsford Master Plan Amendment as well as a description of the Adopted Sectional Map Amendment. The Plan supersedes the 1977 Largo-Lottsford Master Plan. The Plan is also an amendment to the General Plan for the Maryland-Washington Regional District within Prince George's County, Maryland approved by the County Council in 1982. Developed by the Commission with the assistance of the Largo-Lottsford Citizens' Advisory Committee, this Plan discusses the history and existing plans of the area, and analyzes population, employment, land use and zoning characteristics. The Plan sets forth goals, objectives, concepts, recommendations and guidelines for each of the eight major elements: Circulation and Transportation; Environmental Envelope; Living Areas; Commercial Areas and Activity Centers; Employment Areas; Public Facilities; Parks, Recreation and Trails; and Historic Preservation. The planning process concentrated on a number of specific issues. Of major concern were (1) the future of undeveloped land along the east side of MD 202, (2) the balance between land use and transportation, and (3) the number and size of retail commercial areas within the Planning Area. This document also makes recommendations to implement the Master Plan during the ongoing planning and regulatory process. The Sectional Map Amendment section describes zoning changes which are designed to implement the Plan's land use recommendations.
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- the acquisition, development, operation, and maintenance of a public park system; and
- in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board, appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

DEPARTMENT OF PLANNING
PRINCE GEORGE'S COUNTY

The Prince George's County Department of Planning (M-NCPPC):

- Performs technical analyses and offers advice and recommendations regarding most matters related to existing and future... use of land including the enhancement of the physical environment, and provision of public facilities and services.
- Works on a set of specific projects and tasks annually set forth in a work program and budget adopted by the Prince George's County Council and performs such other tasks in response to emerging issues as resources permit.
- Works under the direction of the Prince George's County Planning Board.
- Is an organization of people that is here to serve people...our elected and appointed officials, our fellow public staffs, and our citizens...individually and/or collectively. The staff will maintain a partnership with people. It will assist and advise you, and will expect your assistance and advice.
- Maintains competent and professionally able staff to perform our duties and responsibilities.

PRINCE GEORGE'S COUNTY COUNCIL

The County Council has three main responsibilities in the planning process: 1) setting policy, 2) plan approval, and 3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.
Special thanks to William Dean Frazier and Rod Bourne for their participation with the CAC during the plan-making process.
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session ______________ 1990

Resolution No. __________ CR-70-1990

Proposed by __________ The District Council

Introduced by _______ Council Members Bell, Wilson, Pemberton and Casula

Co-Sponsors ____________________________

Date of Introduction ___________ July 24, 1990

RESOLUTION

A RESOLUTION concerning the

Master Plan Amendment for Largo-Lottsford

(Planning Area 73)

FOR the purpose of approving the Master Plan Amendment for Largo-Lottsford, thereby defining long-range land use and development policies for the area generally bounded by the Capital Beltway on the west, U.S. Route 50 on the north, Enterprise Road and Watkins Park Road on the east, and MD 202 and White House Road on the south.

WHEREAS, the District Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission held a duly advertised joint public hearing on a Preliminary Master Plan Amendment for Largo-Lottsford on January 23, 1990, said hearing held in conjunction with the Planning Board's hearing on the proposed Sectional Map Amendment for Planning Area 73; and

WHEREAS, the Prince George's County Planning Board adopted the plan on March 29, 1990; and

WHEREAS, the District Council and the Planning Board held a
duly advertised joint public hearing on the Adopted Master Plan Amendment for Largo-Lottsford on June 11, 1990, said hearing held in conjunction with the District Council's hearings on the transmitted Sectional Map Amendment and proposed amendments to the Sectional Map Amendment as described in CR-40-1990, also held on June 11, 1990; and

WHEREAS, the District Council held a worksession on July 3, 1990, to consider the hearing testimony and the recommendations of the Planning Board and staff; and

WHEREAS, upon approval by the District Council, the Plan will define long-range land use policies and serve as a guide for future development of the area; and

WHEREAS, it is the intention of the District Council that a comprehensive review of the zoning within Planning Area 73 occur concurrently with the Master Plan Amendment so as to assure that the zoning is consistent with the land use recommendations of the Plan; and

WHEREAS, the adopted Master Plan Amendment contains a comprehensive rezoning proposal, i.e., Sectional Map Amendment, including appropriate maps, a list of proposed changes, and supporting details, as provided in Section 27-225 of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Prince George's County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District within Prince George's County, Maryland, that the Master Plan Amendment for Largo-Lottsford, as adopted by the Maryland-National Capital Park and Planning
Commission on March 29, 1990, is hereby approved with the following amendments:

1. Revise the Plan Map so that the transit alignment between the Capital Beltway and MD Route 202 is shown on the northwest side of Lottsford Road. The following sentence should be added to the Plan text (under "Metrorail Proposal"): "A building restriction line of 25 feet on both sides of the transit center line should be placed along the Metro alignment between the Beltway and MD 202."

2. Show the access road to the Collington Life Care Community as a collector road from Lottsford Road to a point 250 feet north where two subdivision streets and the driveway to Collington will meet. Revise Table 7, "Proposed Highway Network," accordingly.

3. Add, to the description of Employment Area 3, the following paragraph:

"The Sectional Map Amendment should recognize the existing employment zoning for most of the properties within the Employment Area. However, the 49.1-acre property at the southern end should remain in the R-R Zone. Comprehensive design zoning (E-I-A) could be considered for this property if it can be demonstrated that transportation facilities will be adequate to accommodate an expanded employment area."

4. Add to the Plan text the following paragraph describing the 11.3-acre property in the northeast quadrant of Harry
S Truman Drive and Mt. Lubentia Way, known as Hampton Crossroads:

"Because of its proximity to two townhouse developments and the Mt. Lubentia Convenience Center, the property on the east side of Harry S Truman Drive at the southern end of Neighborhood A should receive special design consideration. Development should provide for sufficient separation between the units constructed on the property and the adjacent townhouses. This is particularly important if the units are greater than two stories high. Special attention should also be given to buffering the units from the adjacent convenience center. Although the Plan map shows the property as Low Urban density residential, a limited density increase (above the Low Urban density range) could be granted via a Comprehensive Design Zone in order to encourage extra amenities that would create a high quality living environment. Furthermore, minimizing building envelopes through innovative design and mid-rise construction is encouraged."

5. Show the Scruggs property in the northwest quadrant of the intersection of Martin Luther King, Jr. Highway and Whitfield Chapel Road as Suburban density residential. Delete the two sentences describing this property under "Other Employment Areas" in the Employment Areas Chapter.

6. Show a proposed fire station in the vicinity of the...
Ritchie-Marlboro Road and White House Road intersection at
Ritchie Road on the Plan map. Add the following paragraph
to the Fire and Rescue Facilities recommendations in the
Plan text:

"Construct a new fire station in the vicinity of the
Ritchie-Marlboro Road and White House Road
intersection at Ritchie Road. This station will
replace the existing Station #37 (Ritchie), whose
accessibility will be reduced after realignment of
Walker Mill Road east of Ritchie Road as recommended
in the Suitland-District Heights Master Plan.
Construction of the new station (and closing of the
existing station) should coincide with construction
of the programmed Interstate 95 interchange with
Ritchie-Marlboro Road. This full service station
will satisfy existing response time gaps in Planning
Area 78, as well as provide service to Planning Area
73. The preferred location of the station is within
Employment Area 4."

7. Revise and expand the Illustrative Sketch to illustrate
area and property specific policies and proposals.

BE IT FURTHER RESOLVED that the staff is authorized to make
appropriate text and map revisions to correct identified errors,
reflect updated information, and incorporate the use/density/
intensity changes resulting from Council actions as specifically
described in this resolution.

Adopted this 24th day of July, 1990.
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: Jo Ann T. Bell
Chairman

ATTEST:

Jean M. Schmuhl, CMC
Clerk of the Council
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