COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session 1990

Resolution No. CR-71-1990

Proposed by The District Council

Introduced by Council Members Bell, Wilson, Casula and Pemberton

Co-Sponsors

Date of Introduction July 24, 1990

RESOLUTION

AN ORDINANCE concerning

The Largo-Lottsford Sectional Map Amendment

FOR the purpose of adopting the Sectional Map Amendment for Planning Area 73, which is a comprehensive rezoning proposal for the Largo-Lottsford area of Prince George's County.

WHEREAS, the County Council, sitting as the District Council for the Maryland-Washington Regional District in Prince George's County, Maryland, adopted CR-9-1988 and CR-53-1989 pursuant to the provisions of Part 3, Division 4, of the Zoning Ordinance of Prince George's County, directing the Maryland-National Capital Park and Planning Commission to prepare and transmit to the District Council a proposed Sectional Map Amendment (SMA) for Planning Area 73, the boundaries of which are described in Section 27-663 of the Zoning Ordinance; and

WHEREAS, the Prince George's County Planning Board prepared a Sectional Map Amendment pursuant to Section 27-225 of the Zoning Ordinance; and
WHEREAS, the Prince George's County Planning Board adopted a resolution (PGCPB No. 90-100) on March 29, 1990, thereby forwarding the Board's comprehensive rezoning proposal (or SMA) to the District Council for consideration and adoption; and

WHEREAS, the SMA was transmitted to the District Council on April 13, 1990; and

WHEREAS, the District Council conducted a worksession on May 1, 1990 and proposed 15 amendments to the SMA as described in Council Resolution 40-1990; and referred these amendments to the Planning Board for comment; and

WHEREAS, the District Council, adhering to procedures set forth in Section 27-226 of the Zoning Ordinance, held duly advertised public hearings on the SMA and CR-40-1990 on June 11, 1990, said public hearings having been held in conjunction with a joint hearing held by the Planning Board and District Council on the Adopted Master Plan Amendment for Largo-Lottsford; and

WHEREAS, the District Council conducted a worksession on July 3, 1990; and

WHEREAS, the District Council reviewed the public hearing testimony and supporting material submitted as part of the SMA proposal and found that the accumulated record, along with County plans and policies, justify the zoning changes within this SMA; and

WHEREAS, it is the intent of the SMA to ensure that future development will be in accordance with the principles of orderly comprehensive land use planning as expressed in the Master Plan, and towards that end, the District Council has found it necessary to change the zoning on properties which, in its judgment, were in
conflict with the Master Plan's land use recommendations; and

WHEREAS, the comprehensive rezoning of Largo-Lottsford minimizes piecemeal rezoning, and changes existing zoning which hinders planned and staged development; and

WHEREAS, this SMA does not preclude the possibility of granting reasonable density increments in residential development, and intensity increments in employment area and activity center development through the comprehensive design zoning process, provided that these increases are in accordance with the Adopted and Approved Largo-Lottsford Master Plan Amendment; and

WHEREAS, a principal objective of the SMA is protection of the health, safety and general welfare of the citizens of Prince George's County; and

WHEREAS, the District Council's action on the SMA is taken with the knowledge that the process, as described in the Zoning Ordinance, provides for periodic comprehensive review of the zoning in the area; and

WHEREAS, this SMA is in accordance with the Master Plan for Largo-Lottsford which was prepared in conjunction with the SMA and approved by the District Council on July 24, 1990, to provide a framework for future development and to enhance the character, quality, and livability of the area; and

WHEREAS, the SMA process enables zoning recommendations to be made for Planning Area 73 on a comprehensive basis taking into account applicable County plans and policies, existing land use and zoning in these communities and surrounding planning areas, pending zoning petitions, and requested zoning changes filed in accordance
with SMA procedures; and

WHEREAS, the District Council generally supports the zoning changes in the Addendum Description of Largo-Lottsford Adopted Plan Amendment and Transmittal of Sectional Map Amendment as transmitted by the Planning Board, it nevertheless wishes to incorporate certain revisions described herein.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council, that the Sectional Map Amendment for Planning Area 73 as transmitted by the Prince George's County Planning Board on April 13, 1990, containing a map at a scale of one inch equals 1,000 feet and accompanying explanatory text identifying the zoning changes, is hereby adopted with amendments described as follows (numbers shown in parenthesis in the amendment titles correspond with Zoning Change numbers in the SMA text):

Amendment 1 (N-11):

Place the 49.1± acre Leonig property located between MD 202 and proposed Campus Way North, approximately 1,000 feet north of the intersection of MD 202 and Lake Arbor Way, in the R-R Zone. In taking this action, the Council notes that the comprehensive design zoning process is the most appropriate way to implement the Employment/Suburban Density Residential alternative recommendation of the Master Plan.

Amendment 2 (L-5):

Place the 5.6± acre property, located on the north side of Joyceton Drive, approximately 600 feet west of Kettering Drive, in the R-T Zone. This zone implements the Low Urban Density
Residential recommendation of the Master Plan.

**Amendment 3 (L-15):**

Retain the C-0 Zone for the 54.88+ acre property known as Northampton Office Park, located in the southwest quadrant of the intersection of Harry S Truman Drive and Central Avenue. The C-0 Zone is chosen to implement the Master Plan's employment area recommendation because of the property's prominent gateway location and the established character of office development.

**Amendment 4 (E-1):**

Retain the R-80 Zone for the 7.66+ acre Scruggs property in the northwest quadrant of the intersection of Martin Luther King, Jr. Highway and Whitfield Chapel Road. This property is better suited for residential development than for low intensity office use in light of the existing residential character of the surrounding neighborhood. Accordingly, the Approved Master Plan shows the property in the Suburban Density Residential land use category.

**SECTION 2.** BE IT FURTHER RESOLVED that, subsequent to the SMA transmittal, the Planning Board reviewed four Comprehensive Design Zone (CDZ) applications (A-9774, A-9775, A-9637 and A-9611) and has recommended approval in accordance with recommendations set forth by Resolutions PGCPB No. 89-533, 89-534, 90-168, and 90-259 and that the District Council finds that these applications satisfy the requirements of the Zoning Ordinance, and therefore approves these applications as described in the following CDZ amendments:
CDZ Amendment 1 (Beall Property; A-9774):

Place the 39+ acres, located south of Ardwick-Ardmore Road on each side of proposed St. Joseph's Drive, in the R-S (1.6-2.6) Zone, subject to the following land use types, quantities, conditions, and considerations:

Land Use Types:
The following land use types shall be permitted:
- Single-family detached and single-family attached units;
- A 2+ acre day care center for no more than 40 children;
- Garage or other accessory structure commonly associated with a dwelling;
- Home occupations;
- Parks, playgrounds or other outdoor recreational areas; and
- Parking lot, garage or loading area to serve permitted uses.

Land Use Quantities:
Gross Acreage: 39 acres
Base Density (1.6 DU/AC) 62 units
Increment* 39 units
Maximum Density (2.6 DU/AC) 101 units
*The actual number of dwelling units will be determined at the time of Comprehensive Design Plan approval, after an analysis of the public benefit features set forth in Section 27-513(b) of the Zoning Ordinance.

Conditions:
1. The applicant shall design and install a traffic signal at
the intersection of Lottsford-Vista Road and Lottsford Road prior to the issuance of any building permit or when deemed necessary by the Department of Public Works and Transportation's (DPW&T) Traffic Section.

2. The applicant shall construct per DPW&T standards or pay an equivalent fee-in-lieu for the provision of a second northbound through-lane along St. Joseph's Drive at its approach to Campus Way. This improvement is in addition to those already committed by the MD Route 202 Road Club.

3. The applicant shall agree to similar conditions as those established by the Planning Board for the MD Route 202 Road Club for residential development and participate in funding of required improvements to MD Route 202 as identified in the Largo-Lottsford Master Plan. The exact amount and payment method are to be determined by the Planning Board at the time of Comprehensive Design Plan (CDP) or Preliminary Subdivision review.

4. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's County Planning Board.

5. All buildings shall be fully sprinklered with automatic fire suppression systems.

6. The Basic Plan shall be revised to indicate that at least 7.7 acres of open space will be provided for recreation. Land within the 100-year water surface elevation of any required stormwater management facilities shall be
excluded from the open space calculation. The exact location of this area shall be determined during CDP Review. The Basic Plan shall also conceptually illustrate primary and secondary trail connections.

7. The Basic Plan shall be revised to indicate the numbers and types of dwelling units ranging from the minimum permitted by the zone to the maximum proposed at buildout.

8. The revised Basic Plan, incorporating the District Council's ordinance of approval, shall be submitted for signature approval by the Planning Board or its designee within 30 days of final approval.

Comprehensive Design Plan - Phase II Considerations:

1. Acreage used for the provision of stormwater management facilities shall not be used as a public benefit feature in exchange for density increments. It also shall not be applied towards meeting requirements for the provision of open space and recreation facilities.

2. Recreation facilities offered as public benefit features in exchange for density increments must be in addition to subdivision requirements for mandatory dedication, sufficient to meet the needs of the resident population and in accordance with the Parks and Recreation Facilities Guidelines.

3. The applicant shall consider offering a fee-in-lieu for the Largo-Lottsford Branch Library as a public benefit feature in exchange for density increments.

4. The applicant shall prepare a forest stand delineation and
a Type I Tree Conservation Plan for approval by the Planning Board or its designee. Where possible, major stands of trees shall be preserved, especially along streams, adjoining roads and property lines.

5. The applicant shall prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.

6. A 50-foot-wide undisturbed buffer shall be retained along all streams. This area shall also be expanded to include the 100-year floodplain, wetlands, steep slopes, and areas of erodible soils.

7. The applicant shall demonstrate that the proposed development complies with the Patuxent River Policy Plan criteria.

8. Vehicular access points shall be limited along St. Joseph's Drive. Individual lots shall not front or have direct access to this road.

9. Landscaping, screening, berming, setbacks, and the orientation of buildings shall be used to buffer dwelling units from adjoining residential uses and adjacent properties. Single-family attached dwelling units shall be restricted to the east side of St. Joseph's Drive.

10. The trails system shall be designed as an interconnecting neighborhood system, linking all aspects of the subject development and providing connections to adjacent properties where appropriate.

11. Adequate landscaped bufferyards and screening shall be
provided between the day care center, adjoining residences, and the adjacent fire station.

Specific Design Plan - Phase III Considerations:

1. Up-to-date security hardware shall be used on all doors and windows.

2. Street names, addresses and entranceways shall be lighted for easy identification at night.

CDZ Amendment 2 (Beall Property; A-9775):

Place the 28+ acres in the southeast quadrant of the intersection of Ardwick-Ardmore Road and proposed St. Joseph's Drive in the L-A-C Zone, subject to the following land use types, quantities, conditions, and considerations:

Land Use Types:

Residential uses shall be limited to single-family attached dwellings. All other uses shall be permitted in accordance with Section 27-515 of the Zoning Ordinance.

Land Use Quantities:

- Gross Commercial Acreage: 15+ acres
- Maximum Intensity (.153 FAR)*: 100,000 square feet
- Gross Residential Acreage: 10+ acres
- Maximum Density (8.5 DU/AC)**: 85 units
- Proposed Fire Station Site: 3+ acres
- Gross Tract Acreage: 28+ acres

* The maximum intensity of .153 FAR is below the minimum permissible of .20 FAR. However, the applicant's market study only justified a maximum of 100,000 square feet of
The maximum density of 8.5 dwelling units per acre is below the minimum permissible of 10 dwelling units per acre. However, the applicant's Basic/Illustrative Plan proposed and the traffic study assessed the impact of not more than 85 dwelling units for this site.

Conditions:

1. The applicant shall design and install a traffic signal at the intersection of Lottsford-Vista Road and Lottsford Road prior to the issuance of any building permit or when deemed necessary by the Department of Public Works and Transportation's (DPW&T) Traffic Section.

2. The applicant shall construct per DPW&T standards or pay an equivalent fee-in-lieu for the provision of a second northbound through-lane along St. Joseph's Drive at its approach to Campus Way. This improvement is in addition to those already committed by the MD Route 202 Road Club.

3. The applicant shall agree to similar conditions as those established by the Planning Board for the MD Route 202 Road Club for residential development and participate in funding of required improvements to MD Route 202 as identified in the Largo-Lottsford Master Plan. The exact amount and payment method are to be determined by the Planning Board at the time of Comprehensive Design Plan (CDP) or Preliminary Subdivision review.

4. There shall be no grading or cutting of trees on the site prior to approval of the Comprehensive Design Plan, except...
on a selective basis with written permission of the Prince
George's County Planning Board.

5. All buildings shall be fully sprinklered with automatic
fire suppression systems.

6. The Basic Plan shall be revised to conceptually illustrate
recreation and open space areas, primary and secondary
trail connections within and between the proposed
residential and activity center uses.

7. The Basic Plan shall be revised to indicate the commercial
square footage and numbers of dwelling units ranging from
the minimum permitted by the zone to the maximum proposed
at buildout.

8. The revised Basic Plan, incorporating the District
Council's ordinance of approval, shall be submitted for
signature approval by the Planning Board or its designee
within 30 days of final approval.

9. The District Council shall review for approval the
Comprehensive Design Plan with particular regard to the
total amount of retail space as well as the
interrelationship between the retail component and nearby
planned residential areas.

**Comprehensive Design Plan - Phase II Considerations:**

1. Acreage used for the provision of stormwater management
facilities shall not be used as a public benefit feature
in exchange for density requirements. It also shall not
be applied towards meeting requirements for the provision
of open space and recreation facilities.
2. Recreation facilities offered as public benefit features in exchange for density increments must be in addition to subdivision requirements for mandatory dedication, sufficient to meet the needs of the resident population and in accordance with the Parks and Recreation Facilities Guideline.

3. The applicant shall consider offering a fee-in-lieu for the Largo-Lottsford Branch Library as a public benefit feature in exchange for density increments.

4. The applicant shall consider offering the dedication of land in the proposed activity center for a new fire station as a public benefit feature in exchange for density and intensity increments. If elected, the applicant's intent to dedicate this site shall be reflected in the Preliminary Subdivision Plan.

5. The applicant shall prepare a forest stand delineation and a Type I Tree Conservation Plan for approval by the Planning Board or its designee. Where possible, major stands of trees shall be preserved, especially along streams, adjoining roads and property lines.

6. The applicant shall prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.

7. A 50-foot-wide undisturbed buffer shall be retained along all streams. This area shall also be expanded to include the 100-year floodplain, wetlands, steep slopes and areas of erodible soils.
8. The applicant shall demonstrate that the proposed development complies with the Patuxent River Policy Plan criteria.

9. Vehicular access points shall be limited along Ardwick-Ardmore Road and St. Joseph's Drive. Individual residential and commercial lots shall not front or have direct access to these roads. This shall not preclude direct access for a future fire station if deemed appropriate for public safety considerations. Furthermore, the potential for indirect access to relocated Ardwick-Ardmore road, through a residentially-zoned area, shall only be permitted upon a demonstration of safe traffic operations and compatibility with the adjoining residential area.

10. Landscaping, screening, berming, setbacks and the orientation of buildings shall be used to buffer the activity center and its attached dwelling units from adjoining residential uses and adjacent properties. Residential uses in the activity center shall be restricted to single-family attached units.

11. The trails system shall be designed as an interconnecting neighborhood system, linking all aspects of the subject development and providing connections to adjacent properties where appropriate.

12. Adequate landscaped bufferyards and screening shall be provided between the activity center, adjoining residences and fire station.
Specific Design Plan - Phase III Considerations:

1. Street names, addresses and entranceways shall be brightly lighted for night visibility.

2. Up-to-date security hardware shall be used on all doors and windows.

CDZ Amendment 3 (Balk Hill; A-9637):

Place the 67+ acre property located 2,800+ feet north of Landover Road and 2,600+ feet east of the Capital Beltway in the R-S (1.6-2.6) Zone, subject to the following land use types, quantities, conditions, and considerations:

Land Use Types:
- Single-family detached dwellings;
- Garages and other accessory structures commonly associated with residences;
- Home occupations; and
- Parks, playgrounds and other outdoor recreation areas.
- All other land uses are prohibited.

Land Use Quantities:
Gross Area: 67.25+ acres
Base Density: 1.6 dwelling units per acre (107 units)
Maximum Density 2.6 dwelling units per acre (174 units)*

*The actual number of dwelling units will be determined at the time of Comprehensive Design Plan approval after an analysis of the public benefit features set forth in Section 27-513(b) of the Zoning Ordinance.
Conditions:

1. There shall be no grading or cutting of trees on the site prior to the approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's County Planning Board.

2. The applicant shall file a revised Basic Plan incorporating the District Council's ordinance of approval for signature approval by the Planning Board or its designee within 30 days of final approval.

3. The applicant shall become a member of the Maryland Route 202 Road Club and the development of the property shall be subject to the provisions of the Road Club agreement.

Comprehensive Design Plan Phase II Considerations:

1. The applicant shall prepare a tree-stand delineation and the Tree Conservation Plan for approval by the Planning Board. Where possible, major stands of trees shall be preserved, especially along streams, adjoining roads and property lines.

2. The applicant shall prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.

3. A 50-foot minimum undisturbed buffer shall be retained along all streams. This area shall also be expanded to include the 100-year floodplain, non-tidal wetlands, steep slopes, and areas of erodible soils.

4. The applicant shall prepare a noise study for approval by the Planning Board. The study shall specify the site and
5. The applicant shall dedicate a total of at least 20 acres to the Parks Department for active recreation use in lieu of mandatory dedication for zoning map applications A-9635, A-9637, and A-9638. The location of this acreage may be on any one or more of the three subject properties, but shall be contiguous and usable for the intended purpose. The location of this acreage and its suitability for the intended uses shall be determined by the Planning Board during CDP review.

6. The Comprehensive Design Plan shall also:
   - Illustrate a continuous open space network, incorporating pedestrian connections and linking residential areas, recreation areas and adjacent employment areas;
   - Reflect the means for the preservation and protection of the open space network including appropriate setbacks and buffers based on existing soil conditions, slopes, water courses, vegetation, and related natural features;
   - Address the provision of appropriate buffers and interconnections with adjacent residential and non-residential properties; and
   - Provide for the construction of its share of the Countywide hiker/biker trail system.
CDZ Amendment 4 (Campus Way, A-9611):

Place the 70+ acre property located northeast of the intersection of proposed Campus Way North and Lottsford Road in the R-S (1.6-2.6) Zone, subject to the following land use types, quantities, conditions, and considerations:

Land Use Types:

- Single-family detached dwellings;
- Garages and other accessory structures commonly associated with residences;
- Home occupations; and
- Parks, playgrounds and other outdoor recreation areas.
- All other land uses are prohibited.

Land Use Quantities:

Gross Area: 69.64 acres
Base Density: (1.6 du/acre) 111 units
Increment +70 units
Maximum Density: (2.6 du/acre) 181 units*

*The actual number of dwelling units will be determined during the Comprehensive Design Plan review based upon an assessment of the proposed public benefit features in accordance with Section 27-513(b) of the Zoning Ordinance.

Conditions:

1. The applicant shall join the MD Route 202 Road Club and the development of the subject property shall comply with all applicable conditions for improvements to the area road network, as will be required by the Planning Board
upon its review of the Comprehensive Design Plan and Preliminary Subdivision Plan.

2. The Basic Plan Map and text shall be revised as follows:
   a. Delete churches, nursing care homes, nursery schools, group residential facilities and single-family attached units from the proposed permitted uses;
   b. Conceptually illustrate the trail system recommended in the 1975 Countywide Trails Plan and the feeder trail connections to the Western Branch Stream Valley multi-use trail system. The extent and alignments shall be determined by the Planning Board during Comprehensive Design Plan (CDP) review;
   c. Conceptually illustrate and note that at least 7.9 acres will be dedicated for active and passive recreation use. The location of this acreage and its suitability for the intended uses shall be determined by the Planning Board during CDP review; and
   d. Expansion of the proposed landscape buffer along proposed Campus Way North from 50 feet wide to 75-100 feet wide. The actual depth of the bufferyard shall be determined by the Planning Board during CDP review.

Comprehensive Design Plan - Phase II Considerations:

1. Road connections between the subject property and the adjoining property to the north shall be coordinated.
2. The applicant shall consider offering a fee-in-lieu for the Largo-Kettering Branch Library as a public benefit in
3. The applicant shall obtain approval of a conceptual stormwater management plan by the Department of Environmental Resources prior to approval of Preliminary Subdivision Plan and Comprehensive Design Plan.

4. All streams with drainage areas greater than 50 acres shall comply with the buffer guidelines of the Patuxent River Policy Plan.

5. The applicant shall submit a detailed forest stand delineation and tree conservation plan in accordance with the County Woodland Conservation/Tree Preservation Program for approval by the Planning Board or its designee.

Specific Design Plan - Phase III Considerations:

1. Up-to-date security hardware shall be used on all doors and windows.

2. Street names, addresses and entranceways shall be well lighted for easy identification at night.

SECTION 3. BE IT FURTHER RESOLVED that the portion of A-9635 on the south side of Campus Way North be listed as a separate change (R-R to I-3) in the tables describing the SMA zoning changes.

SECTION 4. BE IT FURTHER RESOLVED that the detailed site plan for the 43.1+ acre townhouse development located in the southeast quadrant of the intersection of Lottsford Road and proposed Campus Way North, known as Woodview Village (change N-12), be submitted to the District Council for review and approval.

SECTION 5. BE IT FURTHER RESOLVED that conditions which have been attached to previously approved zoning applications are
considered to be a part of this Sectional Map Amendment when the previous zoning category has been maintained and noted on the Zoning Map.

SECTION 6. BE IT FURTHER RESOLVED that Findings 3 and 10 of CR-75-1978 are still relevant to properties within Largo-Lottsford and are considered to be part of this Sectional Map Amendment with the exception that the limit on retail commercial floor area for the Kettering Community Activity Center is deleted.

SECTION 7. BE IT FURTHER RESOLVED that the official Zoning Map shall be annotated with appropriate references to this resolution calling attention to development standards or guidelines which are applicable to specific properties.

SECTION 8. BE IT FURTHER RESOLVED that appropriate notification, in accordance with the Zoning Ordinance, be given concerning the adoption of this Sectional Map Amendment.

SECTION 9. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance, and the official Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County described as Planning Area 73. The zoning changes adopted by this ordinance shall be depicted on maps at a scale of one inch equals 200 feet and, when certified by signature of the Chairperson of the District Council, shall constitute the official Zoning Map for this Planning Area.

SECTION 10. BE IT FURTHER RESOLVED that the provisions of this Ordinance are severable and if any zone, provision, sentence, clause, section or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances,
such illegality, invalidity, unconstitutionality or inapplicability shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of the Act or their application to other zones, persons or circumstances. It is hereby declared to be the legislative intent that the Act would have been adopted as if such illegal, invalid, unconstitutional, or inapplicable zone, provision, sentence, clause, section, or part had not been included therein.

SECTION 11. BE IT FURTHER RESOLVED that this Ordinance shall take effect on the date of its enactment.

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
AMENDMENT 1
RETAIN R-R