



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco
301-952-3561

Prince George's County Planning Board
Office of the Chairman

March 6, 2017

The Honorable Derrick Davis
Chairman, Prince George's County Council
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Dear Chairman Davis:

The Prince George's County Planning Board is pleased to transmit its recommendations on the minor amendment to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* for the District Council's consideration.

The Prince George's County Planning Board, in conjunction with the Prince George's County Council, sitting as the District Council, held a joint public hearing on the minor amendment on February 7, 2017. As a result, only one testimony was received before the close of record on February 10, 2017. Following a review and analysis of the proposed amendment and public hearing testimony, on March 2, 2017, the Planning Board adopted minor amendment to the Largo Town Center Sector Plan and SMA (see PGCPB Resolution No. 17-29) dated March 2, 2017.

This transmittal includes the following:

1. The Planning Board Resolution of Adoption (PGCPB Resolution No. 17-29) that amends the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*.
2. Revised Technical Staff Report containing changes to the plan texts, tables and maps
3. Public Hearing Transcript.

The Honorable Derrick Davis
March 2, 2017
Page 2

We look forward to working with the District Council in approving the minor amendment to the Largo Town Center Sector Plan and SMA. If the Planning Board can be of further assistance to you regarding this matter, please contact me or Chidy Umeozulu, Project Leader, at 301-952-4198. Thank you for your consideration.

Sincerely,



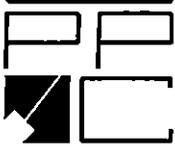
Elizabeth M. Hewlett
Chairman

Enclosures

cc:

Andree Green Checkley, Planning Director
Ivy A. Lewis, Chief, Community Planning Division
David Green, Supervisor, Community Planning North Section
Chidy Umeozulu, Planner Coordinator, Community Planning, Central Section

MN
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PGCPB No. 17-29

RESOLUTION

WHEREAS, on November 12, 2013, the District Council approved the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*; and

WHEREAS, the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* set forth the vision, goals, policies and strategies and development standards to facilitate future transit-oriented development (TOD) in the sector plan area; and

WHEREAS, the area of the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* is defined by Interstate 95/495 (the "Capital Beltway") as a western boundary, Landover Road (MD 202) and the southwest boundary of the Woodview Village subdivision as a northern boundary, Campus Way North, Lake Arbor Way, and Landover Road as an eastern boundary, and Central Avenue (MD 214) as the southern boundary; and

WHEREAS, on June 7, 2016, the District Council through CR-46-2016, approved certain minor amendments to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*; and

WHEREAS, on November 15, 2016, the District Council approved the initiation of a minor amendment to certain development district standards regulating building height approved within the 2013, the District Council approved the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*; and

WHEREAS, the minor amendment is to remove the 0-Floors building height restriction applicable to properties within the development district, and to replace that restriction with building height ranges more compatible with surrounding properties; and

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the Minor Amendment to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*, on February 7, 2017; and

WHEREAS, a technical staff report has been prepared that analyzes the amendment and public hearing comments with staff recommendation to the Planning Board for consideration; and

WHEREAS, on February 23, 2017, the Planning Board held a public worksession on the minor amendment to examine the analysis of testimony presented at the February 7, 2017, joint public hearing and exhibits received before the close of the record on February 10, 2017; and

WHEREAS, the Prince George's County Planning Board determined to amend the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*, in response to staff recommendations and public testimony, and reflected in the Revised Technical Staff Report herein included as Attachment A, as follows:

I. General

Remove the 0-Floors building height restriction in the all building heights maps, and replace with the assigned building height ranges.

II. Chapter 2: The Vision for Largo Town Center Metro Station and Beyond

Update Map 6 to reflect revised building height and revise its title as follows: [Recommended]Permitted Building Heights[Plan], page 23.

III. Chapter 8: Largo Town Center Development District Standard

Update Map 31 to reflect building height changes and revise its title as follows: Permitted Building Heights, page 142.

IV. CR-46-2016 Minor Amendment

Update Maps 31.1, 31.2, 31.3, 31.4, 31.5, and 31.6, established by CR-46-2016, to reflect modified building height changes and remove 0 Floor legends. Modify Tables 15, 16 and 18 to update building heights requirements.

V. List of Maps

Update the List of Maps on page v to reflect the modified titles for Maps 6 and 31 along with the text references to these maps on pages 21 (Map 6) and 141 (Map 31).

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Minor Amendment to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*, this said adoption updates building heights standards and resulting in extensions, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the minor amendment has been prepared in accordance with the requirements of Section Sec. 27-642 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the adopted minor amendment updates the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*, CR-46-2016 text, maps and tables as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-642(e) of the Zoning

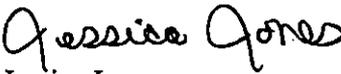
Ordinance of Prince George's County, Planning Board shall transmit a draft of the proposed amendment, a technical staff report analyzing the amendment, and the Planning Board's recommendation on the Development District Overlay Zone amendment and/or the Planning Board's adoption of the plan amendment within 30 days of the date of the joint public hearing; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the minor amendment recommendations, as heretofore described, are in conformance with the principles of orderly comprehensive land use planning and staged development, being consistent with the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of a resolution, as revised, adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Bailey, seconded by Commissioner Geraldo, with Commissioners Bailey, Geraldo, Hewlett and Doerner voting in favor of the motion, with Commissioner Washington absent, at its regular meeting held on Thursday, March 2, 2017.

Adopted by the Prince George's County Planning Board this 2nd day of March, 2017.

Patricia Colihan Barney
Executive Director


By Jessica Jones
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPPC Legal Department

Date 3/3/17

ATTACHMENT A

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Community Planning Division
301-952-3972



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD
REVISED TECHNICAL STAFF REPORT

February 23, 2017

SUBJECT: Minor Amendments to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* (CR-94-2016)

The District Council, by Council Resolution 94-2016, approved on November 15, 2016, directed the Planning Board to initiate a minor amendment to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*. This came as a result of the 0-Floors building height restriction imposed on properties and portions of properties, within the Largo Town Center Development District that are generally associated with environmental infrastructure. The 0-Floors building restriction may erroneously have included potentially developable land, which may cause unintended consequences for future transit-oriented development that is called for in the Largo Town center Development District.

The proposed minor amendment updates the Urban Design Criteria, Building Heights section of the Development District Standards of the Largo Town Center Development District Overlay Zone (DDOZ). This amendment specifically proposes to remove the 0-Floors building height restriction applicable to properties within the development district, and replace it with building height ranges assigned to portions of the affected properties, and with the height limits of abutting property in the same quadrant when the entire property is covered by the 0-Floors restriction.

Planning staff evaluated the proposed minor amendment for conformance with the requirements of Section 27-642 of the Zoning Ordinance for a Minor Amendment to an Approved Master, Sector, Functional Plans and Development District Overlay Zones: Staff found that the proposed amendment met all the criteria set forth for a minor amendment.

On February 7, 2017, a joint public hearing was held to receive comments on the proposed amendment. One testimony was received pertaining to assigning building heights in environmentally sensitive areas, and inconsistencies between plan recommendations and the proposed amendment.

Planning staff also reviewed the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment*, as well as the previously approved minor amendments, CR-46-2016, to determine potential conflicts and identify changes and updates as a result of this proposed amendment, and found that the following revisions will enable this minor amendment to better achieve the intent of CR-94-2016 and contributes to the transit-oriented development opportunities envisioned within the Largo Town Center Regional Transit District:

1. Remove the 0-Floors building height restriction in the all building heights maps, and replace with the assigned building height ranges
2. Update Map 6 to reflect revised building height and revise its title as follows:
[Recommended]Permitted Building Heights[Plan], page 23
3. Update Map 31 to reflect building height changes and revise its title as follows: Permitted Building Heights, page 142
4. Update Maps 31.1, 31.2, 31.3, 31.4, 31.5, and 31.6, established by CR-46-2016, to reflect modified building height changes and remove 0 Floor legends. Modify Tables 15, 16 and 18 to update building heights requirements
5. Update the List of Maps on page v to reflect the modified titles for Maps 6 and 31 along with the text references to these maps on pages 21 (Map 6) and 141 (Map 31).

Proposed updates to maps and modifications to tables in highlights are shown below:

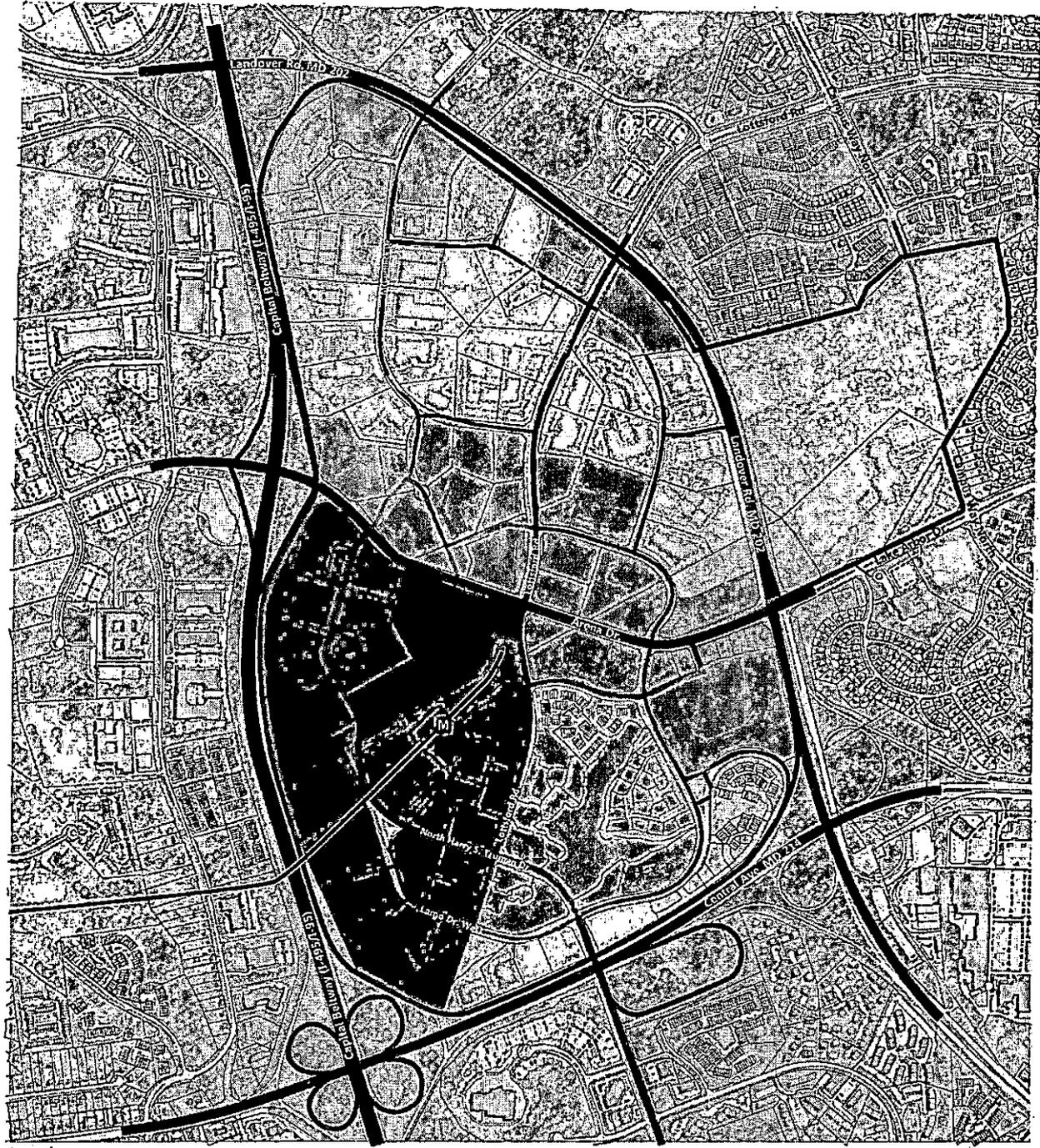
KEY:

Underscoring indicates language added to existing text.

[Brackets indicate language deleted from existing text.]

Proposed Map 6: [Recommended] Permitted Building Heights [Plan]

Proposed Map 31: Permitted Building Heights



Legend

Blue Line Metro Station	5-14 Floors	5-8 Floors	2-3 Floors
Plan Area Boundary	Existing & Proposed St.	6-10 Floors	4-6 Floors

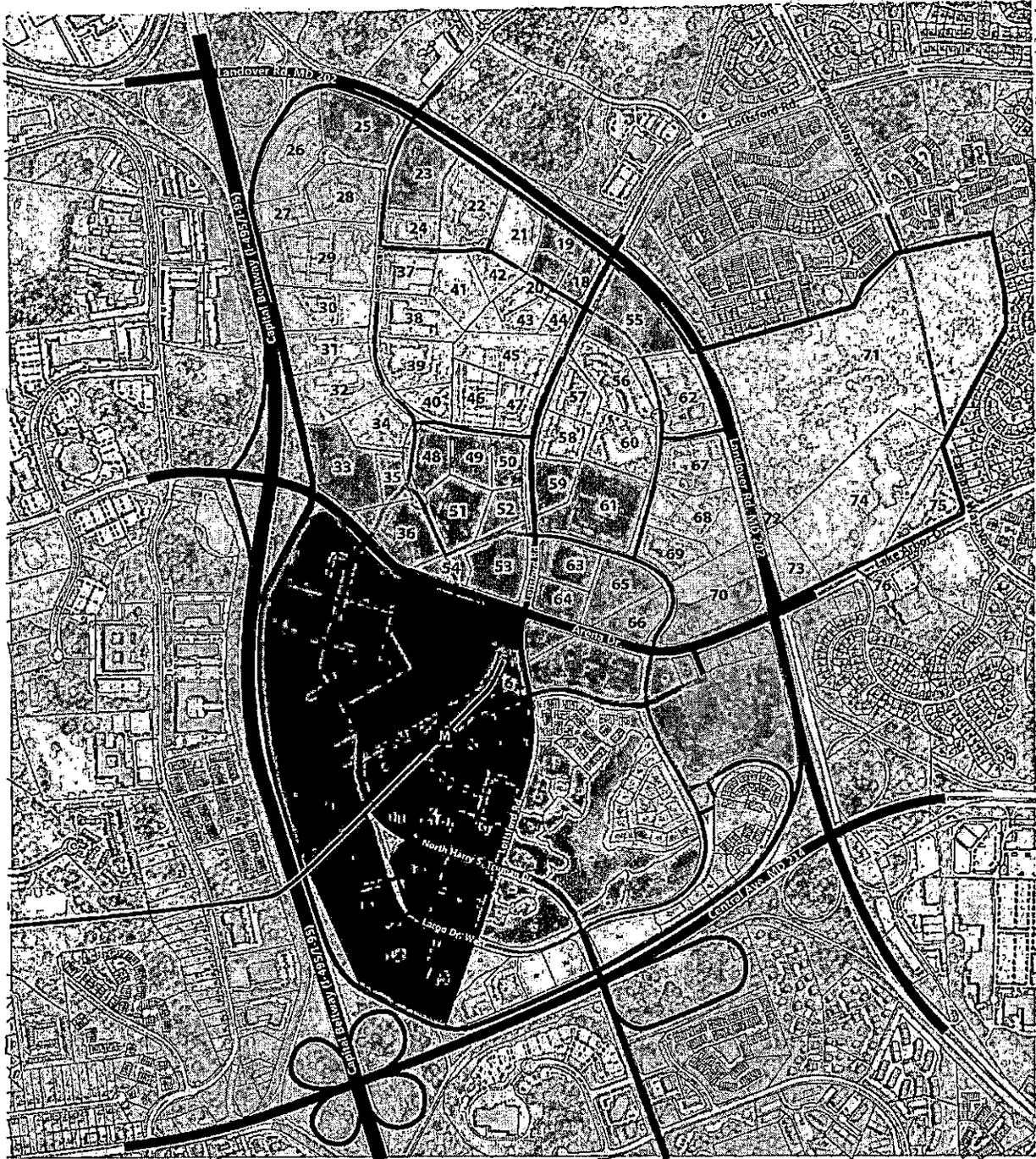
February 13, 2017



Parcel Building Height Plan Diagram
Largo Town Center

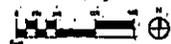


Map 31.1: Proposed Building Heights Showing Block Numbers



Legend

- Blue Line Metro Station
- Plan Area Boundary
- Existing & Proposed St.
- 5-14 Floors
- 6-10 Floors
- 4-6 Floors
- 2-3 Floors



February 13, 2019



Parcel Building Height Plan Diagram
Largo Town Center

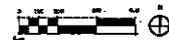


Map 31.2: Proposed TOD Core Building Heights



Legend

-  Blue Line Metro Station
-  Plan Area Boundary
-  Existing & Proposed St
-  5-14 Floors
-  5-8 Floors
-  2-3 Floors
-  6-10 Floors
-  4-6 Floors



February 16, 2017



Parcel Building Height Plan Diagram
Largo Town Center



Note: Block 1 contains most of the Boulevard at Capital Centre Shopping Center. A portion of the Boulevard property will be included in Block 2, the site for the planned Regional Medical Center.

LARGO TOWN CENTER DDOZ

Table 15: TOD Core Property List

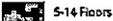
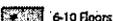
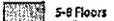
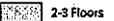
Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address					
					Number	Street Name	Street Type	Street Direction	City	Zip Code
1	3438892	69.02	MXT	6-10 Stories 5-14 Stories [0 Floors]	801	CAPITAL CENTRE	BLVD	<Null>	UPPER MARLBORO	20774
2	1415298	8.49	MXT	[6-10 Stories 14 Stories [0 Floors]] 5-	9401	ARENA	DR	<Null>	UPPER MARLBORO	20774
3	3817525	1.31	MXT	[0] 6-10 Stories	0	ARENA	DR	<Null>	UPPER MARLBORO	20774
4	1475250	6.865	MUI	[0] 6-10 Stories	0	HARRY S TRUMAN	DR	<Null>	UPPER MARLBORO	20774
5	1562867	16.28	MXT	6-10 Stories [0 Floors]	0	HARRY S TRUMAN	DR	<Null>	UPPER MARLBORO	20774
6	3581329	0.85	MXT	[0] 6-10 Stories	8900	LOTTSFORD	RD	<Null>	UPPER MARLBORO	20774
7	5570101	4.73	MXT	6-10 Stories	0	LOTTSFORD	RD	<Null>	SPRINGDALE	20774
8	5570098	3.29	MXT	6-10 Stories	0	LOTTSFORD	RD	<Null>	SPRINGDALE	20774
9	5570065	4.78	MXT	6-10 Stories	9400	GRAND	BLVD	<Null>	UPPER MARLBORO	20774
10	5570076	5.1	MXT	6-10 Stories	0	BELLE CHASSE	BLVD	<Null>	UPPER MARLBORO	20774
11	5570087	1.82	MXT	6-10 Stories	0	GRAND	BLVD	<Null>	SPRINGDALE	20774
12	1475292	6.999	MUI	6-10 Stories [0 Floors]	9301	LARGO	DR	W	UPPER MARLBORO	20774
13	1475268	5.693	MUI	6-10 Stories [0 Floors]	9307	LARGO	DR	W	UPPER MARLBORO	20774
14	1438597	10.416	MUI	6-10 Stories [0 Floors]	9311	LARGO	DR	W	UPPER MARLBORO	20774
15	1475300	6.27	MUI	6-10 Stories [0 Floors]	9315	LARGO	DR	W	UPPER MARLBORO	20774
16	3106234	3.66	MUI	6-10 Stories	9300	LARGO	DR	W	UPPER MARLBORO	20774
17	3106226	6.98	MUI	6-10 Stories	8800	LOTTSFORD	RD	<Null>	UPPER MARLBORO	20774

Map 31.3: Proposed Northwest Quadrant Building Heights

31.3 - Northwest Quadrant Building Heights



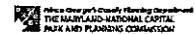
Legend

-  Blue Line Metro Station
-  Plan Area Boundary
-  Existing & Proposed St.
-  5-14 Floors
-  6-10 Floors
-  5-8 Floors
-  4-5 Floors
-  2-3 Floors

January 6, 2018



Parcel Building Height Plan Diagram
Largo Town Center



LARGO TOWN CENTER DDOZ

Table 16: Northwest Quadrant Property List

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address				
					Number	Street Name	Street Type	City	Zip Code
18	3394483	2	CO	5-8 Stories	9660	LOTTSFORD	CT	UPPER MARLBORO	20774
19	3394491	6.015	CO	5-8 Stories	9680	LOTTSFORD	RD	UPPER MARLBORO	20774
20	3005535	3.47	CO	5-8 Stories 4-6 Stories 0 Floors	9640	LOTTSFORD	CT	UPPER MARLBORO	20774
21	1425933	3.693	CO	4-6 Stories 0 Floors	9450	PEPPERCORN	PL	UPPER MARLBORO	20774
22	1425925	3.58	CO	4-6 Stories	9400	PEPPERCORN	PL	UPPER MARLBORO	20774
23	1425578	2.88	CO	5-8 Stories	1801	MCCORMICK	DR	UPPER MARLBORO	20774
24	1425560	4.37	CO	4-6 Stories	1701	MCCORMICK	DR	UPPER MARLBORO	20774
25	1378702	6.764	CO	5-8 Stories	9200	BASIL	CT	UPPER MARLBORO	20774
26	2954261	4.065	I3	4-6 Stories 0 Floors	0	BASIL	CT	UPPER MARLBORO	20774
26	1378728	7.692	I3	4-6 Stories 0 Floors	9100	BASIL	CT	UPPER MARLBORO	20774
27	3270758	12.951	CO	4-6 Stories 0 Floors	9101	BASIL	CT	UPPER MARLBORO	20774
28	1378710	4.65	CO	4-6 Stories	9201	BASIL	CT	UPPER MARLBORO	20774
29	1378694	6.853	CO	4-6 Stories 0 Floors	1616	MCCORMICK	DR	UPPER MARLBORO	20774
30	1425792	6.279	CO	4-6 Stories 0 Floors	1440	MCCORMICK	DR	UPPER MARLBORO	20774
31	1425800	2.51	CO	4-6 Stories 0 Floors	1440	MCCORMICK	DR	UPPER MARLBORO	20774
32	1425818	5.177	CO	4-6 Stories 0 Floors	1440	MCCORMICK	DR	UPPER MARLBORO	20774
33	3840832	5.079	CO	5-8 Stories 0 Floors	1320	CARAWAY	CT	UPPER MARLBORO	20774
34	1425594	3.478	CO	4-6 Stories 0 Floors	1400	MCCORMICK	DR	UPPER MARLBORO	20774
35	3950789	7.438	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950797	6.519	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950805	3.69	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950813	7.574	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950821	3.66	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950839	7.833	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950847	7.091	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950854	3.038	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950862	5.282	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address				
					Number	Street Name	Street Type	City	Zip Code
35	3950870	4.24	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950888	2.841	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950896	3.076	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950904	6.575	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950912	5.146	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950920	7.802	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
35	3950938	1.37	CO	5-8 Stories	1300	CARAWAY	CT	UPPER MARLBORO	20774
36	1425966	8.68	CO	5-8 Stories	1220	CARAWAY	CT	UPPER MARLBORO	20774
37	1425586	0.036	CO	4-6 Stories	9301	PEPPERCORN	PL	UPPER MARLBORO	20774
38	1425834	0.117	CO	4-6 Stories[, 0-Floors]	1601	MCCORMICK	DR	UPPER MARLBORO	20774
39	1425826	0.192	CO	4-6 Stories[, 0-Floors]	1441	MCCORMICK	DR	UPPER MARLBORO	20774
40	1425602	0.134	CO	4-6 Stories[, 0-Floors]	1401	MCCORMICK	DR	UPPER MARLBORO	20774
41	1425891	0.122	CO	4-6 Stories[, 0-Floors]	9401	PEPPERCORN	PL	UPPER MARLBORO	20774
42	1425909	0.127	CO	4-6 Stories[, 0-Floors]	9441	PEPPERCORN	PL	UPPER MARLBORO	20774
43	3005543	0.21	I3	4-6 Stories[, 0-Floors]	9620	LOTTSFORD	CT	UPPER MARLBORO	20774
44	3005550	0.066	CO	4-6 Stories[, 0-Floors]	9600	LOTTSFORD	RD	UPPER MARLBORO	20774
45	1425883	0.214	CO	4-6 Stories[, 0-Floors]	9550	LOTTSFORD	RD	UPPER MARLBORO	20774
46	1425842	0.133	CO	4-6 Stories[, 0-Floors]	1315	MCCORMICK	DR	UPPER MARLBORO	20774
47	1425859	0.198	CO	4-6 Stories	1301	MCCORMICK	DR	UPPER MARLBORO	20774
48	1425982	0.133	CO	5-8 Stories	1330	MCCORMICK	DR	UPPER MARLBORO	20774
49	1425990	0.176	CO	5-8 Stories	1320	MCCORMICK	DR	UPPER MARLBORO	20774
50	1426006	0.081	CO	5-8 Stories	1300	MCCORMICK	DR	UPPER MARLBORO	20774
51	1425974	0.133	CO	5-8 Stories	1221	CARAWAY	CT	UPPER MARLBORO	20774
52	1426014	0.139	CO	5-8 Stories	9400	LOTTSFORD	RD	UPPER MARLBORO	20774
53	5524890	6.62	MUI	5-8 Stories	9300	LOTTSFORD	RD	UPPER MARLBORO	20774
54	5524902	2.62	MUI	5-8 Stories	9400	ARENA	DR	UPPER MARLBORO	20774

Map 31.4: Proposed Northeast Quadrant Building Heights

31.4 - Northeast Quadrant Building Heights



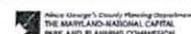
Legend

- Blue Line Metro Station
- Plan Area Boundary
- Existing & Proposed St
- 5-14 Floors
- 6-10 Floors
- 5-8 Floors
- 4-6 Floors
- 2-3 Floors

January 8, 2016



Parcel Building Height Plan Diagram
Largo Town Center



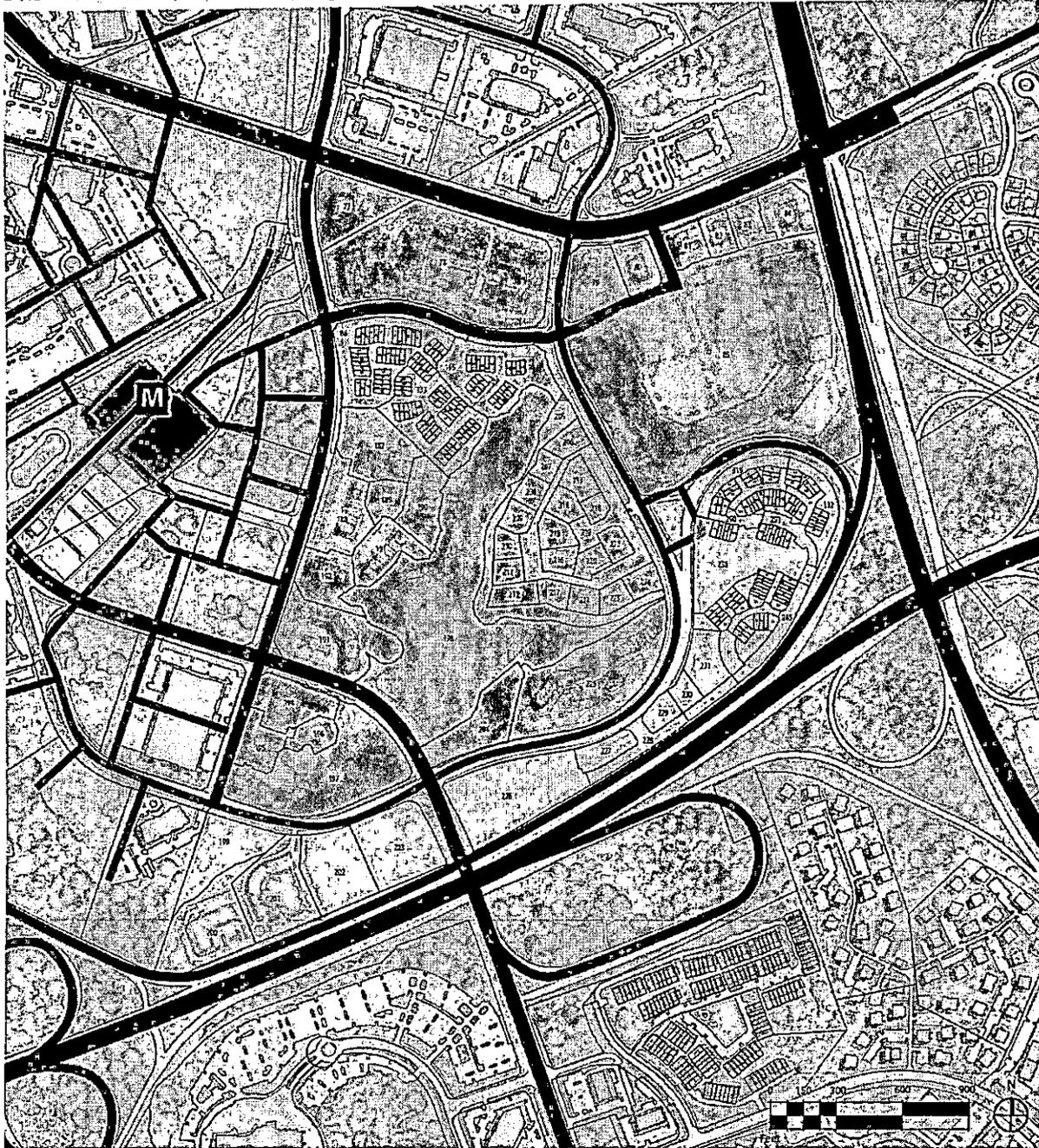
LARGO TOWN CENTER DDOZ

Table 17: Northeast Quadrant Property List

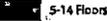
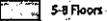
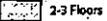
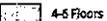
Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address				
					Number	Street Name	Street Type	City	Zip Code
55	3292398	9.14	DDO	5-8 Stories	9611	LOTTSFORD	RD	UPPER MARLBORO	20774
56	3237708	6.892	DDO	4-6 Stories	1400	MERCANTILE	LN	UPPER MARLBORO	20774
57	1425875	8.454	DDO	4-6 Stories	9475	LOTTSFORD	RD	UPPER MARLBORO	20774
58	1425875	8.454	DDO	4-6 Stories	9475	LOTTSFORD	RD	UPPER MARLBORO	20774
59	1425867	3.56	DDO	5-8 Stories	9401	LOTTSFORD	RD	UPPER MARLBORO	20774
60	3237690	6.95	DDO	4-6 Stories	1300	MERCANTILE	LN	UPPER MARLBORO	20774
61	1415223	11.23	DDO	5-8 Stories	1100	MERCANTILE	LN	UPPER MARLBORO	20774
62	3619293	4.47	DDO	4-6 Stories	1401	MERCANTILE	LN	UPPER MARLBORO	20774
62	3647450	1.124	DDO	4-6 Stories	1401	MERCANTILE	LN	UPPER MARLBORO	20774
62	3619285	2.74	DDO	4-6 Stories	9800	TECHNOLOGY	WAY	UPPER MARLBORO	20774
63	1415249	4.35	DDO	5-8 Stories	9601	APOLLO	DR	UPPER MARLBORO	20774
64	1415231	3.34	DDO	5-8 Stories	9500	ARENA	DR	UPPER MARLBORO	20774
65	1415256	5.87	DDO	5-8 Stories	9701	APOLLO	DR	UPPER MARLBORO	20774
66	1520592	4.06	DDO	5-8 Stories	9801	APOLLO	DR	UPPER MARLBORO	20774
67	1415173	6.195	DDO	4-6 Stories	1221	MERCANTILE	LN	UPPER MARLBORO	20774
68	1415280	8.51	DDO	4-6 Stories	1201	MERCANTILE	LN	UPPER MARLBORO	20774
69	1415215	4.56	DDO	4-6 Stories	1101	MERCANTILE	LN	UPPER MARLBORO	20774
70	3731874	1.82	DDO	5-8 Stories 4-6 Stories	0	ARENA	DR	UPPER MARLBORO	20774
70	3731866	1.92	DDO	5-8 Stories 4-6 Stories	0	ARENA	DR	UPPER MARLBORO	20774
70	3731858	1.85	DDO	5-8 Stories 4-6 Stories	9800	APOLLO	DR	UPPER MARLBORO	20774
70	3731882	4.77	DDO	5-8 Stories 4-6 Stories	9800	APOLLO	DR	UPPER MARLBORO	20774

Map 31.5: Proposed Southeast Quadrant Building Heights

31.5 - Southeast Quadrant Building Heights



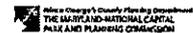
Legend

-  Blue Line Metro Station
-  Plan Area Boundary
-  Existing & Proposed St
-  5-14 Floors
-  5-8 Floors
-  2-3 Floors
-  6-10 Floors
-  4-5 Floors

January 6, 2018



Parcel Building Height Plan Diagram
Largo Town Center



LARGO TOWN CENTER DDOZ

Table 18: Southeast Quadrant Property List

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address					
					Number	Street Name	Street Type	Street Direction	City	Zip Code
77	3429966	2.04	MAC	5-8 Stories	9251	LOTTSFORD	RD	<Null>	UPPER MARLBORO	20774
78	3097490	9.44	MAC	5-8 Stories	0	ZACHARY	ST	<Null>	UPPER MARLBORO	20774
79	2754422	1.74	MAC	5-8 Stories	1040	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
80	2754430	0.915	MAC	5-8 Stories	1030	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
81	2754448	0.741	MAC	5-8 Stories	1020	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
82	2754455	0.553	MAC	5-8 Stories	1010	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
83	2754463	0.714	MAC	5-8 Stories	1006	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
84	2754471	1.1	MAC	5-8 Stories	1000	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
85	2754489	24.14	MAC	5-8 Stories	0	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
86	2828648	0	MAC	5-8 Stories	0	REIKER	DR	<Null>	UPPER MARLBORO	20774
87	2828432	0.041	MAC	5-8 Stories	9601	REIKER	DR	<Null>	UPPER MARLBORO	20774
88	2828424	0.036	MAC	5-8 Stories	9603	REIKER	DR	<Null>	UPPER MARLBORO	20774
89	2828416	0.037	MAC	5-8 Stories	9605	REIKER	DR	<Null>	UPPER MARLBORO	20774
90	2828408	0.037	MAC	5-8 Stories	9607	REIKER	DR	<Null>	UPPER MARLBORO	20774
91	2828390	0.036	MAC	5-8 Stories	9609	REIKER	DR	<Null>	UPPER MARLBORO	20774
92	2828382	0.045	MAC	5-8 Stories	9611	REIKER	DR	<Null>	UPPER MARLBORO	20774
93	2828374	0.046	MAC	5-8 Stories	9613	REIKER	DR	<Null>	UPPER MARLBORO	20774
94	2828366	0.036	MAC	5-8 Stories	9615	REIKER	DR	<Null>	UPPER MARLBORO	20774
95	2828358	0.035	MAC	5-8 Stories	9617	REIKER	DR	<Null>	UPPER MARLBORO	20774
96	2828341	0.035	MAC	5-8 Stories	9619	REIKER	DR	<Null>	UPPER MARLBORO	20774
97	2828333	0.035	MAC	5-8 Stories	9621	REIKER	DR	<Null>	UPPER MARLBORO	20774
98	2828325	0.042	MAC	5-8 Stories	9623	REIKER	DR	<Null>	UPPER MARLBORO	20774
99	2828317	0.043	MAC	5-8 Stories	9625	REIKER	DR	<Null>	UPPER MARLBORO	20774
100	2828309	0.034	MAC	5-8 Stories	9627	REIKER	DR	<Null>	UPPER MARLBORO	20774
101	2828291	0.034	MAC	5-8 Stories	9629	REIKER	DR	<Null>	UPPER MARLBORO	20774
102	2828283	0.043	MAC	5-8 Stories	9631	REIKER	DR	<Null>	UPPER MARLBORO	20774
103	2828440	0.045	MAC	5-8 Stories	9511	REIKER	DR	<Null>	UPPER MARLBORO	20774
104	2828457	0.035	MAC	5-8 Stories	9509	REIKER	DR	<Null>	UPPER MARLBORO	20774
105	2828465	0.035	MAC	5-8 Stories	9507	REIKER	DR	<Null>	UPPER MARLBORO	20774
106	2828473	0.035	MAC	5-8 Stories	9505	REIKER	DR	<Null>	UPPER MARLBORO	20774
107	2828481	0.036	MAC	5-8 Stories	9503	REIKER	DR	<Null>	UPPER MARLBORO	20774
108	2828499	0.044	MAC	5-8 Stories	9501	REIKER	DR	<Null>	UPPER MARLBORO	20774
109	2828580	0.042	MAC	5-8 Stories	500	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
110	2828598	0.034	MAC	5-8 Stories	502	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
111	2828606	0.034	MAC	5-8 Stories	504	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
112	2828614	0.034	MAC	5-8 Stories	506	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
113	2828622	0.034	MAC	5-8 Stories	508	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
114	2828630	0.042	MAC	5-8 Stories	510	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
115	2828861	0.043	MAC	5-8 Stories	512	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
116	2828879	0.034	MAC	5-8 Stories	514	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
117	2828887	0.034	MAC	5-8 Stories	516	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
118	2828895	0.034	MAC	5-8 Stories	518	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
119	2828903	0.034	MAC	5-8 Stories	520	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
120	2828911	0.043	MAC	5-8 Stories	522	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
121	2828507	0.043	MAC	5-8 Stories	8000	PICARD	LN	<Null>	UPPER MARLBORO	20774
122	2828515	0.034	MAC	5-8 Stories	8002	PICARD	LN	<Null>	UPPER MARLBORO	20774
123	2828523	0.043	MAC	5-8 Stories	8004	PICARD	LN	<Null>	UPPER MARLBORO	20774
124	2828572	0.042	MAC	5-8 Stories	10008	LAFORGE	LN	<Null>	LANDOVER	20785
125	2828564	0.034	MAC	5-8 Stories	10006	LAFORGE	LN	<Null>	LANDOVER	20785
126	2828556	0.034	MAC	5-8 Stories	10004	LAFORGE	LN	<Null>	LANDOVER	20785
127	2828549	0.034	MAC	5-8 Stories	10002	LAFORGE	LN	<Null>	LANDOVER	20785
128	2828531	0.042	MAC	5-8 Stories	10000	LAFORGE	LN	<Null>	LANDOVER	20785
129	2828929	0.041	MAC	5-8 Stories	10007	LAFORGE	LN	<Null>	LANDOVER	20785
130	2828937	0.034	MAC	5-8 Stories	10005	LAFORGE	LN	<Null>	LANDOVER	20785
131	2828945	0.034	MAC	5-8 Stories	10003	LAFORGE	LN	<Null>	LANDOVER	20785
132	2828952	0.042	MAC	5-8 Stories	10001	LAFORGE	LN	<Null>	CAPITOL HEIGHTS	20743
133	2829273	0	MAC	5-8 Stories	0	CRUSHER	CT	<Null>	UPPER MARLBORO	20774
134	2829166	0.045	MAC	5-8 Stories	8101	PICARD	LN	<Null>	UPPER MARLBORO	20774
135	2829158	0.036	MAC	5-8 Stories	8103	PICARD	LN	<Null>	UPPER MARLBORO	20774
136	2829141	0.035	MAC	5-8 Stories	8105	PICARD	LN	<Null>	UPPER MARLBORO	20774
137	2829133	0.035	MAC	5-8 Stories	8107	PICARD	LN	<Null>	UPPER MARLBORO	20774
138	2829125	0.035	MAC	5-8 Stories	8109	PICARD	LN	<Null>	UPPER MARLBORO	20774
139	2829117	0.041	MAC	5-8 Stories	8111	PICARD	LN	<Null>	UPPER MARLBORO	20774
140	2829174	0.04	MAC	5-8 Stories	8113	PICARD	LN	<Null>	UPPER MARLBORO	20774
141	2829182	0.033	MAC	5-8 Stories	8115	PICARD	LN	<Null>	UPPER MARLBORO	20774
142	2829190	0.033	MAC	5-8 Stories	8117	PICARD	LN	<Null>	UPPER MARLBORO	20774
143	2829208	0.041	MAC	5-8 Stories	8119	PICARD	LN	<Null>	UPPER MARLBORO	20774
144	2829265	0.041	MAC	5-8 Stories	9010	LAKE LARGO	DR	<Null>	UPPER MARLBORO	20774
145	2829257	0.034	MAC	5-8 Stories	9012	LAKE LARGO	DR	<Null>	UPPER MARLBORO	20774
146	2829240	0.034	MAC	5-8 Stories	9014	LAKE LARGO	DR	<Null>	UPPER MARLBORO	20774
147	2829232	0.034	MAC	5-8 Stories	9016	LAKE LARGO	DR	<Null>	UPPER MARLBORO	20774
148	2829224	0.034	MAC	5-8 Stories	9018	LAKE LARGO	DR	<Null>	UPPER MARLBORO	20774

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address	Street Name	Street Type	Street Direction	City	Zip Code
219, 186, 205	1518307	0	MAC	5-8 Stories 0 Stories	700	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address	Street Name	Street Type	Street Direction	City	Zip Code
200	3135613	2.85	MUI	4-6 Stories 0 Stories	9401	LARGO	DR	W	UPPER MARLBORO	20774
201	1475326	2.7	MUI	4-6 Stories	9421	LARGO	DR	W	UPPER MARLBORO	20774
202	1475284	2.143	MUI	4-6 Stories	9425	LARGO	DR	W	UPPER MARLBORO	20774
203	1475276	2.391	MUI	4-6 Stories	9451	LARGO	DR	W	UPPER MARLBORO	20774
226	5571058	3.89	MUI	4-6 Stories	0	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
227	5571025	0.65	MUI	4-6 Stories	701	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
228	5571047	0.724	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	UPPER MARLBORO	20774
229	5571036	0.44	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	UPPER MARLBORO	20774
230	5571060	0.361	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	UPPER MARLBORO	20774
231	5571071	0.953	MUI	4-6 Stories	0	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774
232	5571082	0.292	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	UPPER MARLBORO	20774
233	5571093	0.31	MUI	4-6 Stories	0	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
234	5571446	0.327	MUI	4-6 Stories	0	NEW POINTE	DR	<Null>	<Null>	<Null>
235	5571105	0.143	MUI	4-6 Stories	0	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
236	5571504	2.642	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	<Null>	<Null>
237	5571173	0.049	MUI	4-6 Stories	9901	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
238	5571162	0.029	MUI	4-6 Stories	9903	NEW POINTE	DR	<Null>	<Null>	<Null>
239	5571151	0.051	MUI	4-6 Stories	9905	NEW POINTE	DR	<Null>	<Null>	<Null>
240	5571140	0.044	MUI	4-6 Stories	9907	NEW POINTE	DR	<Null>	<Null>	<Null>
241	5571138	0.037	MUI	4-6 Stories	9909	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
242	5571127	0.037	MUI	4-6 Stories	9911	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
243	5571116	0.068	MUI	4-6 Stories	9913	NEW POINTE	DR	<Null>	<Null>	<Null>
244	5571468	0.208	MUI	4-6 Stories	<Null>	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
245	5571457	0.682	MUI	4-6 Stories	0	NEW POINTE	DR	<Null>	<Null>	<Null>
246	5571220	0.045	MUI	4-6 Stories	9908	NEW POINTE	DR	<Null>	<Null>	<Null>
247	5571218	0.034	MUI	4-6 Stories	9906	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
248	5571207	0.034	MUI	4-6 Stories	9904	NEW POINTE	DR	<Null>	<Null>	<Null>
249	5571195	0.034	MUI	4-6 Stories	9902	NEW POINTE	DR	<Null>	<Null>	<Null>
250	5571184	0.056	MUI	4-6 Stories	9900	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
251	5571470	0.073	MUI	4-6 Stories	0	NEW POINTE	DR	<Null>	<Null>	<Null>
252	5571231	0.045	MUI	4-6 Stories	9910	NEW POINTE	DR	<Null>	<Null>	<Null>
253	5571242	0.034	MUI	4-6 Stories	9912	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
254	5571253	0.034	MUI	4-6 Stories	9914	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
255	5571264	0.034	MUI	4-6 Stories	9916	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
256	5571275	0.053	MUI	4-6 Stories	9918	NEW POINTE	DR	<Null>	<Null>	<Null>
257	5571492	0.157	MUI	4-6 Stories	<Null>	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
258	5571286	0.069	MUI	4-6 Stories	9920	NEW POINTE	DR	<Null>	<Null>	<Null>
259	5571297	0.028	MUI	4-6 Stories	9922	NEW POINTE	DR	<Null>	<Null>	<Null>
260	5571300	0.028	MUI	4-6 Stories	9924	NEW POINTE	DR	<Null>	<Null>	<Null>
261	5571311	0.028	MUI	4-6 Stories	9926	NEW POINTE	DR	<Null>	<Null>	<Null>
262	5571322	0.028	MUI	4-6 Stories	9928	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
263	5571333	0.028	MUI	4-6 Stories	9930	NEW POINTE	DR	<Null>	<Null>	<Null>
264	5571344	0.028	MUI	4-6 Stories	9932	NEW POINTE	DR	<Null>	<Null>	<Null>
265	5571355	0.045	MUI	4-6 Stories	9934	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
266	5571481	0.103	MUI	4-6 Stories	0	NEW POINTE	DR	<Null>	<Null>	<Null>
267	5571435	0.056	MUI	4-6 Stories	9950	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
268	5571424	0.028	MUI	4-6 Stories	9948	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
269	5571413	0.028	MUI	4-6 Stories	9946	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
270	5571402	0.028	MUI	4-6 Stories	9944	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
271	5571390	0.028	MUI	4-6 Stories	9942	NEW POINTE	DR	<Null>	<Null>	<Null>
272	5571388	0.028	MUI	4-6 Stories	9940	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
273	5571377	0.028	MUI	4-6 Stories	9938	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
274	5571366	0.045	MUI	4-6 Stories	9936	NEW POINTE	DR	<Null>	UPPER MARLBORO	20774
275	5571515	0.111	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	<Null>	<Null>
276	5571867	0.045	MUI	4-6 Stories	732	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
277	5571856	0.028	MUI	4-6 Stories	730	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
278	5571845	0.028	MUI	4-6 Stories	728	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
279	5571834	0.028	MUI	4-6 Stories	726	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
280	5571823	0.028	MUI	4-6 Stories	724	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
281	5571812	0.045	MUI	4-6 Stories	722	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
282	5571710	0.044	MUI	4-6 Stories	714	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
283	5571708	0.029	MUI	4-6 Stories	712	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
284	5571696	0.029	MUI	4-6 Stories	710	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
285	5571685	0.03	MUI	4-6 Stories	708	VANTAGE POINTE	DR	<Null>	SPRINGDALE	20774
286	5571674	0.03	MUI	4-6 Stories	706	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
287	5571663	0.029	MUI	4-6 Stories	704	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
288	5571652	0.029	MUI	4-6 Stories	702	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
289	5571641	0.044	MUI	4-6 Stories	700	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
290	5572144	0.264	MUI	4-6 Stories	0	VANTAGE POINTE	RD	<Null>	<Null>	<Null>
291	5571798	0.435	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	SPRINGDALE	20774
292	5571878	0.043	MUI	4-6 Stories	735	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
293	5571880	0.034	MUI	4-6 Stories	733	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
294	5571891	0.049	MUI	4-6 Stories	731	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
295	5572097	0.032	MUI	4-6 Stories	<Null>	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
296	5571925	0.043	MUI	4-6 Stories	9904	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
297	5571914	0.034	MUI	4-6 Stories	9902	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
298	5571903	0.047	MUI	4-6 Stories	9900	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address					
					Number	Street Name	Street Type	Street Direction	City	Zip Code
299	5572133	0.305	MUI	4-6 Stories	0	VANTAGE POINTE	RD	<Null>	<Null>	<Null>
300	5572086	0.045	MUI	4-6 Stories	0	VISTA POINTE	DR	<Null>	<Null>	<Null>
301	5571993	0.042	MUI	4-6 Stories	725	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
302	5572007	0.028	MUI	4-6 Stories	723	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
303	5572018	0.028	MUI	4-6 Stories	721	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
304	5572020	0.041	MUI	4-6 Stories	719	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
305	5572122	0.054	MUI	4-6 Stories	0	VISTA POINTE	DR	<Null>	<Null>	<Null>
306	5572031	0.039	MUI	4-6 Stories	717	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
307	5572042	0.028	MUI	4-6 Stories	715	SKY BRIDGE	DR	<Null>	<Null>	<Null>
308	5572053	0.028	MUI	4-6 Stories	713	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address					
					Number	Street Name	Street Type	Street Direction	City	Zip Code
309	5572064	0.028	MUI	4-6 Stories	711	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
310	5572075	0.039	MUI	4-6 Stories	<Null>	VANTAGE POINTE	DR	<Null>	SPRINGDALE	20774
311	5571776	0.127	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	SPRINGDALE	20774
312	5571936	0.043	MUI	4-6 Stories	9906	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
313	5571947	0.034	MUI	4-6 Stories	9908	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
314	5571958	0.047	MUI	4-6 Stories	9910	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
315	5572100	0.029	MUI	4-6 Stories	0	VISTA POINTE	DR	<Null>	<Null>	<Null>
316	5571982	0.043	MUI	4-6 Stories	9916	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
317	5571971	0.034	MUI	4-6 Stories	9914	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
318	5571960	0.046	MUI	4-6 Stories	9912	VISTA POINTE	DR	<Null>	UPPER MARLBORO	20774
319	5572111	0.577	MUI	4-6 Stories	0	VISTA POINTE	DR	<Null>	<Null>	<Null>
320	5571526	0.043	MUI	4-6 Stories	9918	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
321	5571537	0.034	MUI	4-6 Stories	9920	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
322	5571548	0.046	MUI	4-6 Stories	9924	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
323	5571787	0.707	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	SPRINGDALE	20774
324	5571721	0.043	MUI	4-6 Stories	707	SKY BRIDGE	DR	<Null>	UPPER MARLBORO	20774
325	5571732	0.029	MUI	4-6 Stories	705	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
326	5571743	0.028	MUI	4-6 Stories	703	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
327	5571754	0.054	MUI	4-6 Stories	701	SKY BRIDGE	DR	<Null>	SPRINGDALE	20774
328	5571801	0.221	MUI	4-6 Stories	0	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
329	5571550	0.047	MUI	4-6 Stories	9926	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
330	5571561	0.034	MUI	4-6 Stories	9928	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
331	5571572	0.043	MUI	4-6 Stories	9930	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
332	5571765	0.028	MUI	4-6 Stories	0	VANTAGE POINTE	DR	<Null>	SPRINGDALE	20774
333	5571583	0.043	MUI	4-6 Stories	9932	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
334	5571594	0.028	MUI	4-6 Stories	9934	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
335	5571606	0.028	MUI	4-6 Stories	9936	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
336	5571617	0.028	MUI	4-6 Stories	9938	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
337	5571628	0.028	MUI	4-6 Stories	9940	VISTA POINTE	DR	<Null>	SPRINGDALE	20774
338	5571630	0.044	MUI	4-6 Stories	9942	VISTA POINTE	DR	<Null>	SPRINGDALE	20774

Map 31.6: Proposed East Area Building Heights

31.6 - East Area Building Heights

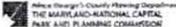


- Legend
- Blue Line Metro Station
 - Plan Area Boundary
 - Existing & Proposed St
 - 5-14 Floors
 - 6-10 Floors
 - 5-8 Floors
 - 4-6 Floors
 - 2-3 Floors

January 8, 2018



Parcel Building Height Plan Diagram
Largo Town Center



LARGO TOWN CENTER DDOZ

Table 19: East Area Property List

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address					
					Number	Street Name	Street Type	Street Direction	City	Zip Code
71	3240496	18.17	RR	2-3 Stories	10210	LANDOVER	RD	<Null>	UPPER MARLBORO	20772
71	1465178	61.92	RR	2-3 Stories	10210	LANDOVER	RD	<Null>	LANDOVER	20785
71	1465160	2	RR	2-3 Stories	10210	LANDOVER	RD	<Null>	LANDOVER	20785
72	1505866	0.66	RR	2-3 Stories	<Null>	RTE 202	<Null>	<Null>	<Null>	0
73	1491885	4.2	ROS	2-3 Stories	<Null>	LANDOVER	RD	<Null>	<Null>	0
74	1491521	24.95	ROS	2-3 Stories	1300	CAMPUS	WAY	N	BOWIE	20721
75	1517903	5.71	LAC	2-3 Stories	10200	LAKE ARBOR	WAY	<Null>	BOWIE	20721
76	1491901	0.09	ROS	2-3 Stories	10100	LAKE ARBOR	WAY	<Null>	BOWIE	20721

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BEFORE THE COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL AND
THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE M-NCPPC
MINOR AMENDMENT TO THE 2013 LARGO TOWN CENTER
APPROVED SECTOR PLAN AND SECTIONAL MAP AMENDMENT
JOINT PUBLIC HEARING

February 7, 2017

COUNTY ADMINISTRATIVE BUILDING
UPPER MARLBORO, MARYLAND

COUNCIL MEMBERS:

PLANNING BOARD MEMBERS:

DERRICK LEON DAVIS, Chair

ELIZABETH M. HEWLETT, Chair

DANNIELLE GLAROS, Vice Chair

DOROTHY F. BAILEY, Vice Chair

MARY A. LEHMAN (absent)

MANUEL R. GERALDO (absent)

DENI L. TAVERAS, District 2

JOHN P. SHOAFF (absent)

TODD M. TURNER, District 4

A. SHUANISE WASHINGTON (absent)

ANDREA C. HARRISON, District 5

WILLIAM M. DOERNER

KAREN R. TOLES (absent)

OBIE PATTERSON, District 8

MEL FRANKLIN, District 9

Blair Scoping & Transcription Service
12166 Cavalier Drive
Dunkirk, MD 20754
443-404-0437

P-R-O-C-E-E-D-I-N-G-S

1
2 CHAIRMAN DAVIS: So we're returning from recess actually. We've been
3 meeting as the County Council all day today. My name is Derrick Davis, Leon Davis, and I
4 am the Chairman of the Prince George's County Council. And on behalf of the County
5 Council sitting tonight in our capacity as the District Council, along with the Prince
6 George's County Planning Board of the Maryland-National Capital Park and Planning
7 Commission, I welcome you all to this joint public hearing.

8 We are conducting this joint public hearing proceeding to obtain public comments
9 concerning the pending proposed minor amendment to the 2013 Largo Town Center Sector
10 Plan and Sectional Map Amendment. I would like to take a moment to ask each of my
11 colleagues and the Members of the Planning Board to introduce themselves. Let me start on
12 my left.

13 MS. HARRISON: Good evening, I'm Andrea Harrison. I represent Council District
14 5.

15 MR. TURNER: Good evening, everyone, I'm Councilman Todd Turner. I represent
16 the 4th Council District.

17 MS. GLAROS: I'm Council Member Dannielle Glaros, represent District 3.

18 MR. FRANKLIN: Councilman Mel Franklin representing District 9.

19 MS. TAVERAS: I'm Deni Taveras representing District 2.

20 MR. PATTERSON: Good evening, my name is Obie Patterson, representing
21 District 8. Thank you for coming out this evening.

22 CHAIR: Thank you. If I have any elected officials in the audience if you could -
23 oh, I'm sorry. No, let me move to our Planning Board first. That's not chopped liver.

1 MS: HEWLETT: Thank you, Mr. Chairman. Good evening, everyone, I'm
2 Elizabeth Hewlett, and I chair the Prince George's County Planning Board. And with me is
3 Madam Vice Chair Dorothy Bailey, and our newest person on the Prince George's County
4 Planning Board, Dr. Will Doerner.

5 CHAIR: Welcome. If there are any elected officials in the audience, if you'd like to
6 stand and introduce yourself, this is the moment.

7 MR. CALLAHAN: (Inaudible).

8 CHAIR: Okay, Mike Callahan, Mayor of the Town of Cheverly, welcome.

9 As you may know, Section 27-642 of the County Zoning Ordinance establishes a
10 process whereby the District Council may initiate minor amendments to an approved Master
11 Plan, Sector Plan, Functional Master Plan and an associated Development District Overlay
12 Zone in order to advance that plan's goals or safeguard the public safety, health and welfare
13 of the citizens and residents residing or located within the plan's area boundaries.

14 Section 27-642 also requires that any proposed minor amendment be limited to a
15 geographic area that is no more than 50 percent of the land area with the plan's boundaries,
16 but is also not limited to a single property or property owner; or specific issues regarding
17 public planning objectives; or correcting errors in the text or maps in the applicable plan;
18 and shall not be utilized for any amendment which would require major transportation
19 analysis and/or modeling, revised water and sewer classifications, or any Adequate Public
20 Facilities analysis.

21 On November 15, 2016, the District Council adopted Council Resolution Number
22 CR-94-2016, thereby directing the Planning Board to initiate a minor amendment to the
23 Largo Town Center Development District Overlay Zone. The amendment proposed to
24 replace 0-Floors building height restriction imposed on certain properties within the Largo

1 Town Center Development District with the abutting building height provision, and to revise
2 appropriate maps and tables to reflect the change.

3 The opportunity to provide testimony through this public hearing is a part of the
4 ongoing minor amendment process that, if approved by the District Council, will result in an
5 update to the Building Heights Map with new height requirements for these properties.

6 Written notice of this public hearing was sent out to property owners in and adjacent
7 to the Development District. The written notice also informed property owners who
8 intended to testify concerning intensification, zoning intensification to complete and return
9 the applicable Public Ethics Affidavit not later than thirty days prior to tonight's public
10 hearing and to disclose any ex-parte communication on the appropriate form on or before
11 required due date of January 6, 2017.

12 Please note that testimony concerning zoning intensification includes, for purpose of
13 this minor amendment, statements of support for the proposed minor amendment as drafted.
14 As a result and in order to ensure that this hearing process is in compliance with the
15 requirements of the State public ethics law, if you intend to speak tonight concerning zoning
16 intensification and you did not complete and file the required affidavit form with the Clerk
17 of the Council at least thirty days ago, you will not be permitted to speak on the issue of
18 zoning intensification tonight.

19 Compliance with this State ethics requirement also requires that, as we move through
20 the sign-up list for this hearing, I must ask each speaker whether they intend to testify
21 concerning zoning intensification. If the answer is yes, I will then ask if the completed
22 affidavit was timely submitted and received. However, you may still submit an affidavit and
23 your testimony concerning intensification in writing tonight. To do this, please see the
24 designated staff members here tonight for the relevant forms and papers for this purpose.

1 And that relevant staff member is sitting over to my left, your right, is the Clerk and as well
2 as our Zoning attorney, Ms. Zavakos. Raise your hand, Karen. I think I see you over there.

3 All right. You may then submit that testimony tonight or at any time before the close
4 of the record of the joint public hearing testimony, which is Friday, February 10, 2017.

5 To allow everyone an opportunity to be heard, we must require that the comments be
6 limited to three minutes per speaker, again three minutes per speaker. One minute before
7 the allotted time has elapsed, a yellow light will come on. It will be followed by a tone and
8 a flashing light indicating that no time remains. Your cooperation to this time schedule is
9 greatly appreciated especially because tonight we actually have three joint public hearings to
10 hold.

11 The record of the joint public hearing testimony will close Friday, again, February
12 10, 2017. All testimony received into the record by the close of business Friday, February
13 10, in addition to the verbal and written comments provided tonight, will be officially
14 considered as part of the testimony on this proposed minor amendment to the 2013 Largo
15 Town Center Sector Plan and Sectional Map Amendment.

16 Therefore, if you wish to submit written remarks to supplement or in lieu of any
17 testimony that you may give tonight, please deliver your comments to the Clerk of the
18 Council – that's Ms. Floyd, Ree, raise your hand - prior to the close of business on February
19 10, 2017, at the address printed on today's agenda. Emails or faxes will not be considered,
20 unless followed by originals delivered to the Clerk of the Council.

21 Over the next several weeks, Planning Staff will review the testimony. Planning
22 Board will consider and provide a recommendation on the proposed minor amendment to
23 the District Council within thirty days of the date of today's joint public hearing. The
24 Council will then consider the Planning Board's recommendations along with the testimony

1 heard tonight and the written testimony submitted for the record, and is expected to take
2 final action on the amendment within 90 days.

3 I want to thank you all for attending this joint public hearing tonight. At this time, I
4 would like to call on Chidy Umeozulu, the Project Manager, to present the proposed minor
5 amendment to the 2013 Largo Town Center Approved Sector Plan and Sectional Map
6 Amendment. We will then go to the sign-up sheet and start with the elected officials who
7 plan to speak this evening. Mr. Umeozulu.

8 MR. UMEOZULU: Good evening.

9 CHAIR: Good evening.

10 MR. UMEOZULU: Mr. Chairman, Members of the Council, Members of the
11 Planning Board, ladies and gentlemen, for the record, my name is Chidy Umeozulu from
12 Community Planning Division. The Largo Town Center Sector Plan was approved in
13 December 2013. The Plan sets the vision for a transit-oriented development that capitalizes
14 on the presence of the Largo Town Center Metro Station and envisions this area as a Prince
15 George's County mixed-use premiere downtown that is anchored by the Regional Medical
16 Center as well as some offices and, you know, providing the pedestrian-oriented type of
17 development.

18 The Plan encourages environmentally sensitive security conscious design practices
19 and methods and also applies a Development District Overlay that sets the development
20 standards throughout the Sector Plan area for future development and redevelopment.

21 On June 7, 2016, the District Council approved CR-046-2016 amending the Largo
22 Town Center and Sectional Map Amendment. The three amendments were to clarify the
23 discrepancies between plan text and map that contains minimum building height standards,

1 also to delete the inconsistencies, inconsistent non-conforming use provisions and to clarify
2 and define standards for free-standing monument signs.

3 The proposed amendment which is the subject of today's public hearing satisfies all
4 the requirements for a minor amendment as described in the Prince George's County Zoning
5 Ordinance. On November the 15th, 2016, the District Council approved CR-094-2016 that
6 initiates a minor amendment to the Development District regulating building plan heights.
7 The amendment is to remove the 0-Floor building height restriction with the height
8 provision designated for the portion of the property not in the 0-Floor area or with
9 appropriate height limits of abutting properties and to update the map and modify tables to
10 reflect the change. 0-Floor is also a no-(inaudible) scenario. That standard applies to
11 properties containing important environmental features, but portions also included
12 developable land.

13 Once approved, this amendment removes the vagueness and ambiguity of the area of
14 development, developable land affected. As you also know, there has not been any survey
15 done to determine exactly where the line of the development envelope is. Doing nothing
16 may cause unintentional consequences that frustrate the viability of future transit-oriented
17 develop envisioned in the Largo Town Center area. This amendment will not impact, will
18 have no impact on the environment, including the protection or the preservation of the
19 environment and does not change any recommendation in the environmental trails or open
20 space chapter of the Sector Plan, nor will it change any existing environmental regulations.
21 It allows the development process to identify wetlands, floodplains, and tree stands and
22 establish the required environmental envelope through the Natural Resources Inventory or
23 any appropriate processes.

1 After this public hearing, the record closes on February 10th for written comments
2 just like the, Mr. Chairman said, Staff will analyze the comments received tonight as well as
3 written comments and make recommendations for the Planning Board on March the 2nd.
4 Planning Board will then act and transmit its recommendations to the District Council. The
5 District Council will take action within 90 days of receipt of the Planning Board
6 recommendations. And that ends Staff presentation.

7 CHAIR: Thank you, Mr. Umeozulu. So let me turn to my sign-in sheet for
8 speakers, and let me turn to the Clerk to see if we have another one or just the one I have
9 here. All right. So I'll call to the podium Mr. Charles Renninger from the Largo Civic
10 Association. And I must ask do you plan to testify concerning zoning intensification.

11 MR. RENNINGER: For the record, Mr. Chair, Charles Renninger, and, no, sir. I do
12 not.

13 CHAIR: All right. You have three minutes.

14 MR. RENNINGER: Good evening, Mr. Chairman of the Council, Chairman of the
15 Planning Board and Members of the Planning Board, for the record, Charles Renninger,
16 President of the Largo Civic Association. I feel like I've been around the block a few times
17 on the Largo Town Center, and I'm sure you're tired of me being down here.

18 However, having said that, the Civic Association has some concerns about this
19 proposal, not necessarily because of the properties that were inadvertently classified with 0-
20 Floor heights, but properties that clearly have 0-Floor heights and there's reasons for it. As
21 you recognize in CR-094-2016, many of these properties that you're proposing to raise the
22 floor levels are areas that have environmental constraints, specifically stream valleys, flood
23 plains.

1 And in fact, if you look at the map, and I would ask the Staff to pull up the map
2 where you've got the current building heights and the proposed building heights, you're
3 actually proposing building heights on top of the lake. I don't know of anybody that's going
4 to build on top of Lake Largo, and I don't know why you'd even consider putting a height
5 and changing it from 0 to 4 stories on top of the lake. I don't know why, when there are
6 areas within your own text, and if you're going to change the map, then you need to be
7 consistent and clarify other areas where there's specific language used.

8 For example, on Page 36, concerning green infrastructure, the Plan area contains
9 several streams and their associated buffers, which are designated as locally significant in
10 this Plan. The forest area that remains adjacent to these locally significant streams are also
11 designated as regulated under the Plan to demonstrate the necessity to preserve the patches
12 for new development. At a minimum, the forest area that exists today along the preserved
13 streams in good condition must remain. In addition, measures are needed to manage both
14 stormwater and quality, yet you're proposing that up to four stories could be built on it.

15 I'll refer to another inconsistency with this proposal and the Plan. On Page 65 in the
16 Illustrated Retail Map you have numerous areas that are outlined as and specifically
17 identified as Open Space - Natural Edges Green Space. And it's pretty much consistent
18 with the map - bless you - with the map that you're now proposing the building heights go
19 from zero varying heights from four stories up to sixteen stories. So, it would appear to me
20 as a minimum, you'd want to either correct that map or clarify the language to indicate
21 exactly where that Green Space is.

22 Again, we're not totally opposed to this, and we recognize there's at least two pieces
23 of property that probably are developable. But for the most part, you're not going to be able
24 to develop any of these properties. Is that my three-minutes?

1 CHAIR: That was your three minutes, but you can finish your thought.

2 MR. RENNINGER: Just quickly, I would also ask the Staff to look at the
3 environmental recommendations, and the Planning Board and the Council to look at the
4 recommendations on Page 80 and 81, but there is, there's also specific language in there
5 about the green infrastructure and the areas to be preserved. And it specifically refers to the
6 stream bed between the Metro Center and The Boulevard, which is one of the areas you're
7 proposing to change, and the area along the Beltway, which is another area that you're
8 talking about allowing density to be developed on them even though they're wetlands.

9 So, as a minimum, I think you'd have to clarify that language if you're going to
10 adopt this proposal. Thank you for the opportunity.

11 CHAIR: Thank you for your testimony, Mr. Renninger. Let me remind all that the
12 record closes on Friday, February the 10th, and that, if you have written testimony that you'd
13 like to submit to augment testimony made tonight or in lieu of that testimony, please leave it
14 with the Clerk or submit it by, is it Friday, by this Friday, close of business. Remember that
15 emails will not be considered if hard copy does not follow.

16 So thank you, and I believe that is all of the sign-ins for that specific public hearing.
17 Madam Clerk, is that correct?

18 MS. FLOYD: That is correct, sir.

19 CHAIR: So we'll continue and move on. And so I need to gavel out so that public
20 hearing has been held. Do you need to switch? Okay, just wanted to make sure that we
21 stayed in. We're running three simultaneous back to back.

22

23 (Whereupon, the joint public hearing was concluded.)

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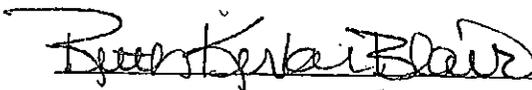
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I, Ruth Kerker Blair, hereby certify that the excerpt of the testimony given in the above-entitled matter was transcribed by me, and that said transcript is a true record, to the best of my ability, of said testimony.

I further hereby certify that I am neither a relative to nor an employee of any attorney or party herewith, and that I have no interest in the outcome of these proceedings.

This 10th day of February, 2017.



RUTH KERKER BLAIR