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December 12, 2013



By Hand-Delivery/PDF/Regular Mail

Ms. Redis Floyd, Clerk of the Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

**Re: Revisory Petition Request for Largo Sector Plan (CR-138-2013)
3510 Inglewood LLC ("Petitioner")
(Identified as: 1220 Caraway Court, 1221 Caraway Court,
9301 Peppercorn Place and 1441 McCormick Drive)**

Dear Ms. Floyd:

Please be advised that I represent 3510 Inglewood LLC, which is the owner of properties in the Inglewood Office Park and located in the northwest quadrant of the area included in the Largo Town Center Sector Plan and Sectional Map Amendment, identified as: 1220 Caraway Court, 1221 Caraway Court, 9301 Peppercorn Place and 1441 McCormick Drive ("Properties"). On behalf of the Petitioner, I hereby file this Revisory Petition to the Largo Town Center Sector Plan and Sectional Map Amendment to retain the I-3 Zone for these properties rather than the C-O Zone that was established by CR-138-2013.

Background:

Petitioner is affiliated with Atapco Properties, Inc. ("Atapco"). Atapco has been working for the past 10 years on the Steeplechase 95 project and has so far invested over \$100 million in Prince George's County commercial properties. They are sincere believers in Prince George's County and understand the local flex office/light industrial market. Additionally Atapco is very familiar with the retail market through its retail investment at Steeplechase and has acquired local knowledge about residential market at the Greenbelt Metro Station where they are currently under contract for a large investment in a multifamily residential project. Petitioner purchased four flex industrial/office buildings at 1220 Caraway Court,

1221 Caraway Court, 1441 McCormick Drive and 9301 Peppercorn Place this June for over \$17 million (See Ex. A).

Unfortunately, the Largo Town Center Sector Plan and Sectional Map Amendment ("Plan") just a few weeks after their purchase rezoned the 4 buildings designed and built and occupied as flex space in the I-3 Zone to the very restrictive C-O Zone, which only allows office and very few other uses. Petitioner had no knowledge of the plan until after it purchased the buildings as the notice sent was to a prior entity and a different address. Therefore, my client was unable and precluded from participating in the Plan's review. While the Plan allows existing lawful uses to continue, it restricts future tenants to only those uses permitted in the C-O Zone as modified by the Plan's Development District Overlay Zone (DDOZ).

Criteria for Petition Approval:

Sec. 27-228. Revising the Sectional Map Amendment.

(a) In general.

(1) After approval of a Sectional Map Amendment, the District Council, upon finding fraud or mistake, may revise the action in accordance with the procedures of this Section. The District Council shall require information (including a description of any specific property involved), which is sufficient to justify making a different decision on the Sectional Map Amendment. The District Council shall not change its decision unless additional information has been submitted to substantiate such action.

Comment: The Petitioner hereby submits information to justify a different decision and asks that the letters previously submitted on behalf of the Petitioner (Ex. B) be included in this petition. The properties are identified on page 105 of the Plan.

(b) Petition for revision.

(1) A written petition may be filed with the District Council by the Planning Board, the District Council itself, or any person who claims to have been aggrieved by the action of the District Council. The petition shall include a map or survey plat, which clearly identifies the property at issue.

Comment: This petition is submitted on behalf of 3510 Inglewood LLC, an entity aggrieved by the adoption of CR-138-2013. Plats are enclosed as (EX. C).

(2) The petition must be filed with the Clerk of the Council within thirty (30) days after the date of the final action on the Sectional Map Amendment.

Comment: This petition is timely filed within 30 days from the enactment of CR-138-2013, which was November 12, 2013.

(3) The petition shall set forth the specific facts on which the petition is based, and the name and address of the owner of any specific property described in the petition.

Comment: We address this requirement below with specific facts as to notice and error in the rezoning as applied to the subject properties. The Petitioner is:

3510 Inglewood LLC c/o Atapco Properties, Inc.
Ten East Baltimore Street, Suite 1501
Baltimore, Maryland 21202

c) Criteria for revision.

(1) The District Council may only consider revising the Sectional Map Amendment for property that was reclassified to a zoning category other than that which existed prior to approval of the Sectional Map Amendment. Such consideration shall be based on the following criteria:

Comment: The four properties were rezoned from the I-3 Zone to the C-O Zone.

(A) A factual error, which could not have been corrected by the property owner, was contained in the record of the Sectional Map Amendment proceedings which may have caused an erroneous description of a specific property, and which is sufficient to justify making a different decision on the Sectional Map Amendment. The failure of a property owner or petitioner to have provided sufficient information for the record of the Sectional Map Amendment shall not constitute a mistake.

Comment: The C-O Zoning was predicated on several facts and assumptions in error in addition to lack of notice, which is addressed below as well:

- 1) That the Properties were "C-O type" Class A buildings in nature rather than I-3 and therefore conducive to the C-O Zone application. We would urge you to rezone these four properties back to I-3, because they are distinct from other properties in the Inglewood Business Park which are either developed as actual C-O type office buildings without the loading docks that we have and were not designed as flex space or are undeveloped and therefore there is no reason cannot be rezoned or conformed to the Development District Standards; however, that is for them to opine themselves and they have (See Ex. D) which are photographs showing the character of the Properties with loading docks). Again, the existing buildings on the Properties were approved via Detailed Site Plans (DSPs), permitted and built under the requirements and standards of the I-3 zone, and thus are not practical to be

forced to be in the more restrictive C-O Zone.

While many of the other buildings in this area were designed for office uses, the Properties were specifically designed in accordance with the uses permitted in the I-3 zone: lower parking ratios, warehouse components, loading docks, etc. We have analyzed the uses permitted in the I-3 zone and the C-O zone and given the nature and character of these existing buildings, there is great concern that the numerous uses prohibited under the C-O zone will severely limit the owner's marketing opportunities. Restricting future users of my client's properties to only office tenants severely hampers the Petitioner's investment and could cause large vacancies within the park due to the restrictive nature of the C-O Zone which as the Sector Plan indicates has and is already tenuous.

- 2) Page 104 of the Plan states the rezoning of the entire Inglewood Office Park creates a "mixed-use office" environment; however, there is no such thing as "mixed office use" zones (see page 164-168 of the Plan, which does not indicate a "Mixed Use Office zone" and the mixed use and comprehensive design zones noted all allow uses other than office and are far less restrictive than the C-O Zone).

The C-O zone is a single use Euclidean zone and not mixed use like M-X-T and M-U-I, which the plan applied to nearby sites also zoned I-3 that are not as severely affected as the Petitioner! In contrast, the Petitioner's properties are immediately and severely harmed with no future relief. To my client, the M-X-T and M-U-I zones would be considered far more consistent with the Sector Plan vision which throughout the Plan talks about transit-oriented, pedestrian-friendly, TOD type developments. We do, however, emphasize that the I-3 zone is more compatible with the planning rationale for making Inglewood Park a mixed-use office park as it allows varied types of uses, which if restricted appropriately, could very well fit with the Plan's vision for this area.

- 3) A single sentence on Page 91 and 95 of the Plan predicates the C-O zoning on a belief it would stimulate a governmental services center at Inglewood; however, there is neither evidence in the Plan or Capital Improvements Plan (CIP) that the County government has a concrete plan to move any functions to Inglewood nor any immediate or future funding. Furthermore, the I-3 Zone already permits office uses so the need to rezone is not present to facilitate that goal. Page 5 summarizes the Plan's purposes within six bullets. However, none of those bullets refers to a government services center, which is the basis of the rezoning of the Inglewood Business Park to C-O. We concur that this is an admirable goal and note the County purchased several buildings in Inglewood over the years to accomplish that

goal; however there is no cohesive strategy in the Plan to justify such a massive rezoning and alteration of the economics of many landowners of commercial properties when the existing I-3 Zone can accomplish the goal. The flex space uses still go through a Detailed Site Plan review, which can address compatibility of those uses with a government center.

In sum, predicated the C-O zone based upon this goal is not practical to current landowners and an actual detriment to the Counties' goals to stimulate commercial tax base. The county government thought to do that when they bought numerous buildings in the Inglewood Business Center and that is precisely what we would indicate what should happen here. If the County wants to create a centralized business center for county government functions, then an offer to my client to relocate to Largo would be appropriate to purchase the buildings that ATAPCO has just purchased, which is comprised of nearly 260,000 square feet, to compensate them for the loss of revenue and use for a property that they just acquired without notice from the County of their impending rezoning which is tantamount to inverse condemnation.

- 4) A major fundamental error is the fact the staff notes clearly on page 29: "The Largo office market peaked in 2002 with a nine percent vacancy rate.... over the last six years the occupied office space declined at a rate of 165,000 square feet annually....nearly...one in four square feet of available office space was vacant." Incredibly the Plan notes "properties in close proximity to the Metro station may be viable after the overhang of existing commercial space is absorbed." Page 57 notes the office market will remain weak for 10-15 years without a major governmental user. These statements are staggering considering the SMA then rezones 25% of the entire planning area to the C-O zone (See Ex. E) which show the four quadrants are all mixed use except Inglewood). The amount of land within the Plan area zoned C-O went from 17 acres to 186 acres. Not only is my client disadvantaged market wise as noted above, the Properties are designed and built in accordance with the I-3 zone not to mention with the restrictive use issue due to the C-O Zoning. In contrast, neighboring office buildings more appropriate in nature for the C-O zone were rezoned to M-U-I or M-X-T with more flexible uses.
- 5) As to notice, the Petitioner has determined that notice of the Plan was transmitted to a building that the county owns, but not to the Petitioner. The initial notice was dated June 14, 2013, which was five days before the transfer took place. Indeed the notice sent (Ex. F-1) was sent to a County owned building. The Petitioner, who certainly would have attended the Joint Public Hearing on July 16, 2013, but never received the notice. There was

also a subsequent notice of August 22, 2013 (EX. F-2), that admitted error on the part of the MNCPPC in noting the zoning of the Properties was to be I-3 not C-O instead of the proposed zoning in the original June 14th notice. This Corrected Notice is dated August 22, 2013, well after the joint public hearing and close of the record. As a result, the Petitioner was not apprised of the potential rezoning. The staff confirmed this as follows:

"Attached are PDF file copies of two property owner notification letters that were sent to New Boston Inglewood I LLC, the owner of record of the properties listed in your e-mail. The first letter was mailed on June 14, 2013. This letter stated that the subject property (or properties) was to be placed within the Largo Town Center Development District Overlay Zone (DDOZ) by the proposed Largo Town Center Sectional Map Amendment (SMA).

However, the June 14th notification letter incorrectly stated that the property was to be rezoned to I-3 (Planned Industrial/Employment Park). The property was in the I-3 Zone at that time. A corrected letter of notification was sent to the owner of record (New Boston Inglewood I LLC, based on the latest information we had at the time from the Tax Assessor's Office). This letter correctly stated that the proposed SMA would rezone the property to C-O (Commercial Office). Please note that the proposed SMA that was released for public inspection prior to the July 16th joint public hearing correctly depicted the proposed rezoning from I-3 to C-O.

Please understand that our mailings are based on address information that we receive from the Tax Assessor's Office. Your client, 3510 Inglewood LLC was not listed as the owner of record in the files obtained from the Tax Assessor's Office at the time of either mailing date (June 14th or August 22nd). Please let me know if you have any questions."

- 6) By the time I was retained, the record was already closed and I filed three separate letters to the file, all of which were not allowed into the record. Also, the Planning Board did not allow testimony at its worksession nor the Council allow any input at its worksession hearing.

(B) Evidence of fraud on behalf of the District Council.

Comment: The Petitioner does not allege fraud as to the District Council.

Comment on Sector Plan and Sectional Map Amendment:

The following is to point out certain inconsistencies in the Plan's vision and implementation through the SMA to rezone these sites to the C-O zone from the I-3 zone (Change No. 5) and also to obtain clarification as to the legal effects of the Plan regarding exceptions from the Development District Standards for the existing buildings and uses on all four sites (page 113-116).

Page 113, Bullet No. 1 - This section refers to legally existing developments. "All building structures and uses that were lawful or could be certified as legal non-conforming uses on the date of Sectional Map Amendment approval are exempt from the Development District Standards ...".

Comment: We interpret this to mean that any use that is already in legal operation in the I-3 zone prior to the adoption of this Plan can continue to be considered a lawful use. The solution we seek is to simply allow the I-3 use table to apply to the subject properties and we concur with the prohibited uses in the Plan.

Page 113, Bullet No. 8 - This section indicates that changes in ownership of a certified non-conforming use **or a use that was lawful** or could be certified as a legal non-conforming use on the date of the SMA approval, shall be permitted subject to the provisions of Section 27-241.

Comment: The bold section "or a use that was lawful" is interpreted to mean as outlined in Bullet No. 1 on Page 113, that any existing use that is pursuant to a valid Use and Occupancy Permit can also continue in the C-O zone if said properties are to be rezoned to C-O from I-3. We, of course, have already requested that the properties remain in the I-3 zone, although we would acquiesce to comply with the Development District Standards if the properties remain in the I-3 zone, and we are allowed the benefit of all of the uses in the I-3 zone and we also agree to the uses that are prohibited on Page 115 and 116 of the Plan.

There are a few uses that are not permitted in the C-O zone that are permitted in the I-3 zone, which are not detrimental to the goals of the Plan and should qualify to be permitted. For example, a printing shop (Prohibited use No. 22) seems to contemplate the traditional view of printing shops, but these uses are now largely electronic and computerized, may operate without conflict to the goals of the Plan, and should be allowed not prohibited.

Likewise, there are several uses in the Code that are permitted in the I-3 zone and not in the C-O zone but are certainly uses that would be of benefit to the TOD vision set forth in the Plan. TOD developments in the Metro area, such as Boston Commons, Metro Town Center, etc., do not rezone the surrounding area into

a monolithic office zone; otherwise there is no way to achieve the mixed use environment desired.

Page 113, Bullet No. 2 - This section indicates that parking lots would be exempt in the Development District Standards and parking would not have to be reduced.

Comment: We would concur with that statement as long as it is in concert with what we feel is the legal effect of Paragraph 1, which indicates that any legally existing use in our legally existing buildings can legally continue to operate; whether under Paragraph 1 or Paragraph 8 which refers to §27-241 of the Code

Page 113, Bullet No. 5 - This section indicates that additions up to 10,000 square feet, which the Planning Board modified from 5,000 at their work session, are exempt from the Development District Standards.

Comment: We also concur with this exemption.

Summary of Request:

We would urge you to rezone these four properties back to the I-3 zone or apply the I-3 use table if they remain C-O as these properties are distinct from other properties in the Inglewood Business Park. In our case the existing I-3 buildings, built to I-3 standards, built in accordance with DSPs that the Council approved. The Petitioner now is forced by the C-O zone that restricts their marketing ability and therefore puts them at a disadvantage to other office parks in the County. Disadvantaging one park versus another (especially adjacent space being rezoned M-U-I and M-X-T) would be inconsistent with the General Plan and other public policies. There would be no level playing field: within the same zip code there is mixed use zoning with all the abilities to have other uses by just not being on McCormick Drive, Caraway Court or Peppercorn Place. That has essentially become an area where users would avoid due to these restrictions and there is no evidence in the record that there is sufficient demand for that amount of pure office space, unless the county government were to step up and actually move office space to this area, just as they did in the 1980's when they acquired the buildings they still own or sold. That is a taking that creates a market-driven price point and would upset the balance of the economics of the area or of my client.

We do not challenge the SMA to invalidate it but to challenge the decision as to my client's holdings who by lack of due process and by lack of notice had no ability to argue their position at the public hearings. Moreover, the justification for the rezoning is contradicted by staff's comments that the office market is saturated with a 25% vacancy rate. Yet, despite that knowledge, including a statement that the office market peaked in 2002 with a decline of 165,000 square feet per year, the

SMA increased from 17 acres of C-O to 186 acres of this zone that was deemed dubious at best and only after the "overhang" is absorbed near the TOD core (Ex. G) which is not the subject property and even more remote making the connection to Metro more tenuous.

In sum, the petitioner seeks to preserve the economic viability of its properties, while this transformation in Largo is occurring; we all know it is a process that may take decades. This is not an issue of creating a picture of doom and gloom when there is no real doom and gloom, but more of economic reality as they see the market based on their vast experience in this area. If it were not for the fact that they bought existing buildings, these issues would not be so paramount; however, it is critical that their interests be protected in such a manner that is consistent with the vision for this area.

To this end, I have asked the owner to determine what uses are contemplated for their existing buildings that would no longer be permitted under the C-O Zone. Attached is a detailed analysis of the existing use table for the I-3 zone. All highlighted uses would become prohibited under C-O zoning: uses highlighted in green are uses that are contemplated for one or more of their existing buildings, uses in light green are less problematic, and uses in red are those that are not contemplated for these sites. Again, absent the existence of these buildings, there would not be a problem; however, we do have existing constructive buildings with tenants all designed to an I-3 standard.

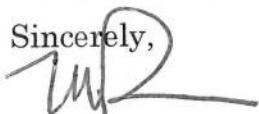
We respectfully suggest consideration of the following:

1. Rezone the Properties, located at 1220 Caraway Court, 1221 Caraway Court, 1441 McCormick Drive and 9301 Peppercorn Place back to I-3 from C-O or if the C-O Zone is retained, allow the DDOZ list of uses to mirror the I-3 Zone with the exception of the suggested prohibited uses herein and those prohibited by the CR-138-13;
2. Add to the list of prohibited uses the uses highlighted in red in the attachment or adopt a completely separate use table for these properties based on the use table attached with further discussion of the treatment of uses currently highlighted in light green, which we propose to be permitted for the Properties (See EX. B, letter of November 11, 2013 for table).;
3. We agree to adhere to the Development District Standards proposed in the Sector Plan including the height minimum with the caveat that we can always apply for an amendment to the Development District Standards through the Detailed Site Plan process, as currently allowed by the Zoning Ordinance;

4. Confirm the exemptions on Page 113, No.1 to protect the existing permitted uses such that they can be re-leased without exception; expansions up to 10,000 are permitted to the buildings; uses can shift from one site to another; and the existing parking can be modified as noted in No.2 on page 113 to accommodate new tenants with same uses.

We believe this would be not a compromise of the Plan's goals, but a practical solution to accomplish the County's vision while at the same time protecting the vision that my clients had when they recently purchased these properties. The result would be, to the extent possible, fully leased properties contributing to the commercial tax base and otherwise benefitting Prince George's County of employees associated with those uses that will increase the perception that Prince George's County at this downtown Largo location is alive and well with the groundwork for the vision for high density TOD.

Please accept this Petition as meeting the criteria for the threshold legal issue and on the merits. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,


Norman D. Rivera

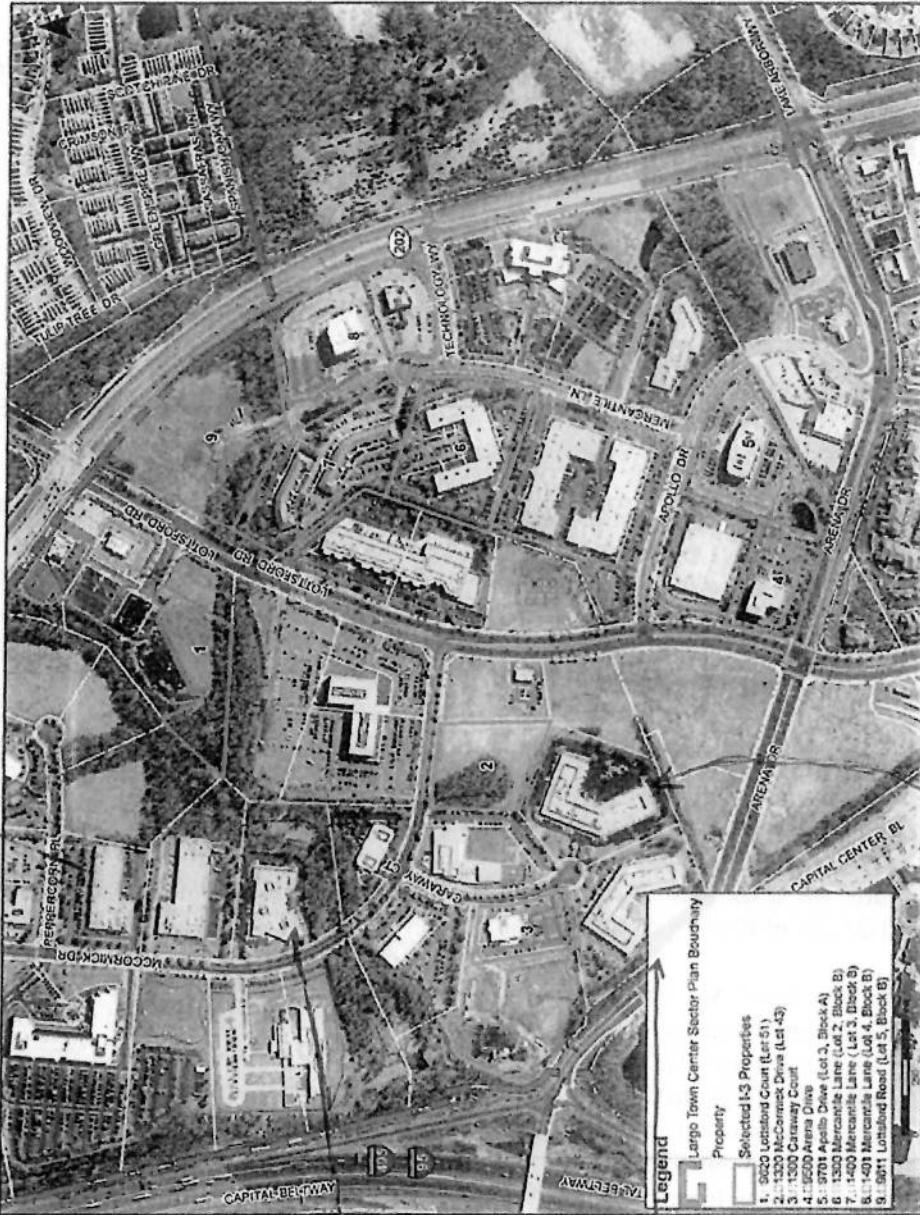
NDR:pam

C: Mr. Armin Groeschel, Atapco
Ms. Nellvenia Johnson, Chief of Staff to Councilman Davis
Ms. Vanessa Akins, MNCPCC
Mr. Alan Hirsch, MNCPCC

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Issues with Plan – Request to Retain I-3 Zone



1441 McCormick
Drive

220 Cora Way

LARGO
TOWN CENTER

The Maryland National Capital Park and Planning Commission
Prince George's County Planning Department

1221 *Ceratostyl*

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g

NORMAN D. RIVERA, ESQUIRE
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October 9, 2013

Ms. Elizabeth M. Hewlett, Chair
Prince George's County Planning Board
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Re: Largo Sector Plan/ATAPCO Properties – Inglewood Office Park

Dear Madam Chair:

Please be advised that I represent ATAPCO properties that just purchased four (4) buildings in the Inglewood Office Park, which is contained within the Largo Sector Plan to be heard on October 10th as to the digest of testimony and then transmitted, to the District Council for further processing. Since they have just purchased the property, they were not privy to the Sector Plan process that has been ongoing and wish to voice their position at this point for your deliberation and that of the District Council.

Enclosed is a copy of the legal description of the four properties that they are just acquired. At the outset, it appears that the proposed rezoning from I-3 to C-O may be innocuous on its face, but the fact of the matter is that these properties were constructed according to the I-3 Zone in accordance with the Detailed Site Plan approved for the entire Inglewood Office Park. At this juncture, we at the least echo the comments of other property owners similarly affected (see pages 17-21, 26 of the Digest of Testimony).

At the very least, we want to make sure that the existing buildings and their rights to develop are preserved in the new Sector Plan, and we also want to ensure that any proposed uses in the future for the site are also protected. For example, if a redevelopment is proposed for one of the particular buildings that they acquired for an addition, or rehab, or other proposal, ATAPCO does not wish to be encumbered by the new Sector Plan as those design standards may be in conflict with their business plan. That does not mean that we are not cognizant of the County's desire to redevelop or promote different visions for this area, but we have a very real concern about our investment and that should not be encumbered by the County's plans and the Sector Plan.

I appreciate your consideration of these issues. We were not able to participate in the joint public hearing because we did not have ownership status. Therefore, we respectfully request the inclusion of this letter in the record for further deliberations by the District Council on this Plan. Thank you for your attention to this matter.

Sincerely,



Norman D. Rivera

NDR:pam

Attachment

cc: Russell Powell
Jeanette Silor
Vanessa Akins, MNCPPC
Nellvenia Johnson, Office of Councilman Davis

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6

All of the following lots of ground situate in the Kent (13th) district of Prince George's County, State of Maryland and described as follows:

Being all of Lot 6 as shown on the Plat entitled "Plat One, Inglewood Business Community" recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 108 as Plat No. 42.

Beginning for the same at a point on the east side of McCormick Drive said point being the southwest corner of Lot 6 as shown on the aforementioned Plat, running thence with and binding on the east side of said McCormick Drive:

1. North 04° 50' 28" East 355.00 feet and
2. North 49° 50' 28" East 35.36 feet to the south side of Peppercorn Place as shown on the aforementioned Plat thence running with and binding on the south side of said Peppercorn Place,
3. South 85° 09' 32" East 250.00 feet and
4. 225.22 feet along the arc of a tangent curve deflecting to the left having a radius of 2907.45 feet and chord bearing and distance of South 87° 22' 41" East 225.17 feet to a point on the east outline of the aforementioned Plat, thence running with and binding on the outline of said Plat with a non-tangent line,
5. South 04° 50' 28" West 388.72 feet to the south outline of said Plat thence running with and binding on said outline, North 85° 09' 32" West 500.00 feet to the Place of Beginning, containing 190,341 square feet or 4.3696 acres of land.

Lot 13-A

All that lot or parcel of ground situate in the Kent (13th) district of Prince George's County, Maryland, more particularly described as follows:

Being all of Lot 13-A shown on Plat of Subdivision entitled "Lots 13-A & 14-A, a Resubdivision of Section Two, Lots 13 & 14, Inglewood Business Community" as recorded among the Land Records of Prince George's County, Maryland in Plat Book N.L.P. 114 as Plat No. 36.

Beginning for the same at a point on the northeasterly right of way line of McCormick Drive, 70 feet wide and as shown on said plat, said point being at the southeasterly end of the 583.30 foot arc line, curve no. 1, as shown on said plat and running thence with and along a part of said right of way line of McCormick Drive.

1. 539.03 feet along the arc of a curve deflecting to the right having a radius of 800.00 feet and a chord bearing and distance of North 17° 37' 55" West, 528.87 feet to a point, thence running with and along the outline of said Lot 13-A, the four (4) following courses and distances
2. South 85° 09' 32" East, 723.64 feet to a point, thence
3. South 41° 45' 44" West, 32.96 feet to a point, thence
4. South 01° 50' 47" West, 339.49 feet to a point, thence
5. South 81° 28' 59" West, 533.85 feet to the place of beginning; containing 283,951 square feet or 6.5186 acres.

Part of Lot 40

All that lot or parcel of ground situate in the Kent (13th) district of Prince George's County, Maryland, more particularly described as follows:

Being a part of Lot 40 as shown on the plat of subdivision entitled "Resubdivision of Lots 16, 17, 18, 19 & 20 Section Three and Lots 22, 23 & 24, Section Four, Inglewood Business Community" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 125 as Plat No. 46.

Beginning for the same at a point on the southwesterly right of way line of Caraway Court as shown on said plat, said point being at the northwesterly end of the 162.19 foot arc line of said Lot 40 and running thence with and along said right of way line of Caraway Court and with and along said lot line of Lot 40.

1. 162.19 feet along the arc of a curve, to the left having a radius of 70.00 feet and a chord bearing and distance of South 48° 10' 26" East, 128.27 feet to a point, thence leaving said right of way line of Caraway Court and running with and along a part of the outline of said Lot 40, the two (2) following courses and distances
2. South 24° 33' 17" East, 459.48 feet to a point, thence
3. South 67° 38' 27" West, 341.95 feet to a point on the northeasterly right of way line of Arena Drive, as shown of State Highway Administration Plat No. 87842, thence running with and along said right of way line of Arena Drive
4. 198.84 feet along the arc of a curve, to the right having a radius of 759.94 feet, a chord bearing and distance of North 61° 27' 06" West, 198.27 feet to a point on the southwesterly or North 36° 34' 04" West, 699.41 foot line of said Lot 40, thence with and along a part of said southwesterly lot line
5. North 36° 34'04" West, 540.61 feet to a point, thence reversely with and along the common lot line between Lots 39 & 40, as shown on said plat
6. North 78° 45' 29" East, 536.27 feet to the point of beginning; containing 294,642 square feet or 6.764 acres.

Lot 41

All that lot or parcel of ground situate in the Kent (13th) district of Prince George's County, Maryland, more particularly described as follows:

Being all of Lot 41 as shown on the Plat of Subdivision entitled "Resubdivision of Lots 16, 17, 18, 19 & 20 Section Three and Lots 22, 23 & 24, Section Four , Inglewood Business Community" and recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 125 as Plat No. 46.

Beginning for the same at a point on the southeasterly right of way line of Caraway Court, as shown on said plat, said point being at the common lot line between Lots 40 & 41 as shown on said plat and running thence with and along a part of said right of way line of Caraway Court.

1. 147.71 feet along the arc of a curve to the left having a radius of 70.00 feet and a chord bearing of North 04° 59' 25" East, 121.80 feet to a point, thence running with and along the outline of said Lot 41, the following five (5) courses and distances:
2. North 53° 07' 28" East, 298.65 feet to a point, thence

3. South 69° 33' 17" East, 406.36 feet to a point, thence
4. South 19° 38' 27" West, 492.59 feet to a point, thence
5. South 67° 38' 27" West, 296.00 feet to a point, thence
6. North 24° 33' 17" West, 459.48 feet to the point of beginning; containing 286,422 square feet or 6.5753 acres.

Norman D. Rivera, Esquire
Law Offices of Norman D. Rivera, LLC
17251 Melford Boulevard Suite 200
Bowie, MD 20715
301-352-4973 Direct
301-580-3287 Mobile

November 11, 2013

The Honorable Andrea Harrison, Chairman
Prince George's County Council
County Administration Building
Upper Marlboro, Maryland 20772

**Re: Largo Sector Plan/1220 Caraway Court, 1221 Caraway Court
1441 McCormick Drive, 9301 Peppercorn Place
Inglewood Office Park**

Dear Councilman Davis:

This is to reiterate and emphasize the points that we have enunciated in our last two letters: (1) to the Planning Board at their work session, and (2) to the Council at your work session. We ask these letters be added to the record, as we were not notified of the joint public hearing in terms of fair due process.

Again, we were not able to participate in the joint public hearing as my client acquired the property subsequent to the initiation of the plan. Notwithstanding that, I would assure you that they are fully aware of your desires to create a downtown Prince George's County and are cognizant of the issues that surround the County in terms of our future development and vision. We need to take advantage of our transit-oriented projects and the investment we have made in terms of infrastructure. To that end, 3510 Inglewood LLC purchased these properties so that they could fully take advantage of the benefits enumerated above. Atapco Properties is affiliated with and manages the properties for 3510 Inglewood LLC.

In the interim, they are seeking to confirm that they have economic vitality while this transformation is occurring, since you and I know it is a process that may take decades. This is not an issue of creating a picture of doom and gloom when there is no real doom and gloom, but more of economic reality as they see the market based on their vast experience in this area. While many of the other buildings in this area were designed for office uses, the buildings at Inglewood were specifically designed in accordance with the uses permitted in the I-3 zone(see photos): lower parking ratios, warehouse components, loading docks, etc. We have analyzed the uses permitted in the I-3 zone and the C-O zone and given the nature and character of these existing buildings, there is great concern that the numerous uses prohibited under the C-O zone will severely limit the owner's marketing opportunities. If it were not for the fact that they bought

Letter to Harrison, November 11, 2013
Page Two

existing buildings, these issues would not be so paramount; however, it is critical that their interests be protected in such a manner that is consistent with your vision for this area.

To this end, I have asked the owner to determine what uses are contemplated for their existing buildings that would no longer be permitted under the C-O Zone. Attached is a detailed analysis of the existing use table for the I-3 zone. All highlighted uses would become prohibited under C-O zoning: uses highlighted in green are uses that are contemplated for one or more of their existing buildings, uses in light green are less problematic, and uses in red are those that are not contemplated for these sites. Again, absent the existence of these buildings, there would not be a problem; however, we do have existing buildings with tenants all designed to an I-3 standard. The proposed uses in green/light green are not already prohibited just not allowed in the underlying zone. CB-101-13, would allow the Council to approved these uses and it goes to adoption on November 19, 2013. This allows my client to continue to attract clients and increase the tax base of the County. Atapco also proffers the following uses would be prohibited on their sites: car wash, Department or Variety Stores, Farmers market and Flea market, Beverage Bottling, and wholesale of Tobacco related products

So rather than fit a square peg in a round hole, we would like to respectfully suggest consideration of the following compromise:

1. Retain the existing I-3 zoning for the properties, located at 1220 Caraway Court, 1221 Caraway Court, 1441 McCormick Drive and 9301 Peppercorn Place;
2. Add to the list of prohibited uses the uses highlighted in red in the attachment; or adopt a completely separate use table for these properties based on the use table attached with further discussion of the treatment of uses currently highlighted in green and light green. The plan could also include language indicating that further changes to this use table may be made in the future through an umbrella CSP/DSP as the nature of either technology for a particular use or the sector plan area evolves (see CB-101-2013);
3. We concur and adhere to the Development District Standards proposed in the Sector Plan including the height minimum with the caveat that we can always apply for an amendment to the Development District Standards as proposed in the Sector Plan through the Detailed Site Plan process, as currently allowed by the Zoning Ordinance.

I think at the end of the day that this would be not a compromise, but a practical solution to accomplish your vision while at the same time protecting the vision that my clients had when they recently purchased these properties. Then we would have, to the extent possible, leased properties with a commercial tax base and the benefits to Prince George's County of employees associated with those uses that will increase the perception that Prince George's County at this downtown Largo location is alive and well with the groundwork for your vision for high density development at a TOD location.

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Page Three

If the land were rezoned C-O, then Atapco would need assurance the uses sought can be approved by the Council as allowed by CB-101-13. This would protect the vision and their investment. Thank you for your leadership and I look forward to hearing from you or Ms. Nellvenia Johnson.

Sincerely,



Norman D. Rivera

NDR: pam

C: Hon. Derrick L. Davis
Mr. Armin Grosechel, Atapco
Ms. Nellvenia Johnson, Chief of Staff to Councilman Davis

(b) TABLE OF USES.

Tenants Applied To

SECTION	ZONE	USE	DETAILS
27-461	I-3	P ⁴	(i) Eating or drinking establishment, with drive-through service (CB-19-2010) (ii) Eating or drinking establishment, excluding drive-through service (CB-19-2010) (iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-19-2010; CB-56-2011) (iv) Within a University Research and Development Park, other than freestanding fast-food (CB-72-2010; CB-56-2011)
27-461	C-O	P	(i) Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010) (ii) Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010) (iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011)
27-461	SE	X	(A) Eating or Drinking Establishments: (i) Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010) (ii) Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010) (iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011)
27-461	SE	X	(B) Vehicle, Mobile Home, Camping, Trailer, and Boat Sales and Service: Bus maintenance accessory to: (i) A private school or educational institution (ii) A church or other place of worship Boat fuel sales at the waterfront Boat sales, service, and repair, including outdoor storage of boats and boat trailers: (i) Accessory to a marina, (ii) All others Boat storage yard Car wash: (i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan (ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station (CB-76-1998) (iii) All others (CB-76-1998; CB-114-2004)
27-461	SE	X	Gas Station (in the CM Zone, subject to Detailed Site Plan review in accordance with Section 27-35(a)(1),(2),(4),(5),(6),(7),(8), and (10)) (CB-1-1988; CB-72-1999), Incidental automobile service in a parking garage ³
27-461	SE	X	PROHIBITED IN DEVELOPMENT DISTRICT STANDARDS Private Automobile and Other Motor Vehicle Auctions (CB-1-1989; CB-57-1994; CB-40-1998; CB-97-2004) Incidental automobile service in parking garage ³ Mobile or modular home sales lot, which may include the storage of mobile homes or modular home components for sale Private Automobile and Other Motor Vehicle Auctions (i) Operating as of January 1, 2011, as a use that conforms to the definition under Section 27-107.01, subject to the provisions of Section 27-475.06.07(b),(c), and(d), (ii) All others, subject to the requirements of Section 27-475.06.07 (CB-59-2010)
27-461	SE	X	Vehicle, boat, or camping trailer sales, or boat or camping trailer rental lot, including outdoor display of the vehicles (CB-37-1988; CB-58-1983; CB-75-1998; CB-33-2002; CB-39-2004) Vehicle, boat, mobile home, or camping trailer repair and service station, and the sales of parts and tires which may include: (i) Installation of parts within a wholly enclosed building

(b) TABLE OF USES L.

SECTION	ZONE	USE	DETAILS
27-461	C-O	P	(A) Commercial: (i) Eating or drinking establishment, with drive-through service (CB-49-2005; CB-19-2010) (ii) Eating or drinking establishment, excluding drive-through service (CB-49-2005; CB-19-2010) (iii) Eating or drinking establishment of any type, including music and patron dancing past the hours of 12:00 A.M., excluding adult entertainment (CB-49-2005; CB-19-2010; CB-56-2011)
27-461	SE	X	(B) Vehicle, Mobile Home, Camping, Trailer, and Boat Sales and Service: Bus maintenance accessory to: (i) A private school or educational institution (ii) A church or other place of worship Boat fuel sales at the waterfront Boat sales, service, and repair, including outdoor storage of boats and boat trailers: (i) Accessory to a marina, (ii) All others Boat storage yard Car wash: (i) On a parcel of at least 10 acres with any structures located at least 200 feet from any land in any Residential Zone or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan (ii) Self-service, coin operated, automatic car wash as an accessory use to the permitted use of a commercial parking lot, with shuttle service to Metro and located within two (2) miles of a Metro station (CB-76-1998) (iii) All others (CB-76-1998; CB-114-2004)
27-461	SE	X	Gas Station (in the CM Zone, subject to Detailed Site Plan review in accordance with Section 27-35(a)(1),(2),(4),(5),(6),(7),(8), and (10)) (CB-1-1988; CB-72-1999), Incidental automobile service in a parking garage ³

(b) TABLE OF USES.

Tenants Applied To
(b) TABLE OF USES I.

b) TABLE OF USES.

(b) TABLE OF USES I.

(b) TABLE OF USES.		Tenants Applied To		ZONE	
Sec. 27-361	USE	C-0	P	C-0	P
Real estate subdivision sales office. (CB-72-2010)	I-3	P	P	P	P
University Research and Development Park (CB-72-2010)		P			
(i) As a temporary use, in accordance with Sections 27-260 and 27-261 (ii) All others					
Real estate subdivision sales office. (CB-72-2010)					
(b) TABLE OF USES I.					
Sec. 27-361	USE				
Real estate subdivision sales office as a temporary use, in accordance with Sections 27-260 and 27-261					
Where not otherwise specifically permitted, any use allowed in the C-R-C Zone (excluding those permitted by Special Exception) may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the use; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop (CB-58-1990)					
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception) may be located within an office building, provided that the uses shall not be located above the ground floor; not more than 15% of the gross floor area of the building shall be devoted to the use; and not more than 3,000 square feet of gross floor area shall be allotted to any one shop Where not otherwise specifically permitted, any use allowed within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)					
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone may be located within an existing building no more than three (3) stories in height, including a maximum of 65,000 square feet of gross leasable area, provided such building and its associated parking are located on one or more contiguous parcels of property abutting two (2) streets shown on the Master Plan as arterial or higher classification, and located at an intersection where the three (3) other corners of said intersection are zoned C-S-C, and where the parcel or parcels of property upon which the building and its associated parking are located abut land zoned C-S-C at a minimum of two (2) locations (CB-69-1999)					
(D) Services:					
Animal hospital, animal training, kennel	X	X	X	X	X
Artist's studio	X	X	P	P	P
Barber or beauty shop (CB-148-1987)	X	X	P	P	P
Bicycle repair shop: (i) Non-motorized only (ii) All others					
Blueprinting, photostating, or other photocopying establishment	X	X	X	X	X
Blacksmith shop	X	X	P	P	P
Blueprinting, photostating, or other photocopying establishment (CB-66-1996; CB-75-1988; CB-39-2004)					
Carpet or rug shampooing establishment	X	X	X	X	X
Catering establishment (CB-56-2011)					
Data processing					
Dry cleaning or laundry pickup station					

(b) TABLE OF USES.

Sec. 27-473 USE	Tenants Applied To	ZONE	
		C-O	C-O
Dry cleaning plant	I-3	X	
Electrical or electronic equipment, radio or television, computer repair shop	P	X	
Farm implement repair			
Household appliance or furniture repair shop: (i) Furniture and small appliances only (ii) All others	P X X	X	
Key or locksmith shop			
Laboratory: (i) Accessory to allowed use (ii) Medical or dental (iii) Research, development, or testing (iv) All others	P P P X	X	(CB-3-1989; CB-66-1996)
Laundromat:			
Laundry plant		X	
Lawn mower repair shop		X	
Massage establishment Methadone Treatment Center		X SE	(CB-103-1993)
Machine shop accessory to an allowed use Massage establishment Methadone Treatment Center		X X SE	(CB-120-1994) (CB-103-1993)

(b) TABLE OF USES I.

Sec. 27-461 USE	Tenants Applied To	ZONE
Dry cleaning store or plant: (i) Retail, gross floor area under 6,000 square feet (ii) Retail, unrestricted (iii) Wholesale (may include retail service)		X X X
Electric or gas appliance, radio, or television repair shop		X
Employment agency		P
Farm implement repair		X
Fortune telling		P
Funeral parlor, undertaking establishment		P
Household appliance or furniture repair shop		X
Key or locksmith shop		X
Laboratory: (i) Accessory to an allowed use (ii) Dental laboratory (iii) All other laboratories	PA P SE	(CB-128-1986)
Laundromat: (i) Accessory to an allowed use (ii) All others		X X
Laundry store or plant: (i) All others		X
Lawn mower repair shop:		X
Limousine service: (i) Storage of up to 10 limousines (not to include buses and vans), may include routine vehicle repair or servicing within a wholly enclosed building, with no outdoor storage (ii) All others		X X X
Machine shop accessory to an allowed use Massage establishment Methadone Treatment Center		X X SE

ZONE		C-O		
		X	X	X
(b) TABLE OF USES.	See 27-461			
USE	Tenants Applied To			
See 27-471	I-3	P	X	
(b) TABLE OF USES.	See 27-471			
USE				
Photographic processing plant (CB-66-1996)				
Photography studio (may include darkroom)				
Printing shop (CB-66-1996)				
Research and Development (CB-3-1989)				
Septic tank service				
Shoe repair shop				
Shoe repair shop (may include incidental dyeing and pressing)				
Tailor or dressmaking shop (may include incidental dyeing and pressing)				
Tattoo Parlor (CB-10-2012)				
Taxidermist				
Taxidermy (CB-30-1986)				
Tavel bureau				
Upholstery shop (CB-65-1989)				
Veterinarian's office:				
(i) Outpatient				
(ii) Inpatient (CB-96-1988)				
Watch or jewelry repair shop				
Welding shop:				
(i) Accessory to an allowed use				
(ii) All others				
(E) Trade (Generally Retail):				
Adult book store (CB-65-1989; CB-53-1986)				
Arts, crafts, and hobby supply store				
Bait shop				
Bakery products, wholesale (may include retail sales)				
Bicycle (sales) shop:				
(i) Nonmotorized, only				
(ii) All others				
Book (except adult bookstore) or camera store (CB-71-1993)				
Bottled gas sales:				
Bicycle (sales) shop				
Bottled gas sales (retail)				
(E) Trade (Generally Retail):				
Adult book store and/or Adult video store (CB-53-1996; CB-75-1998; CB-39-2004; CB-28-2009)				
Arts, crafts, and hobby supply store				
Book (except adult bookstore)				
Bicycle (sales) shop				
Adult book store and/or Adult video store (CB-18-1997)				

(b) TABLE OF USES.

Site: 27-473
USE: I-3
Tenants Applied To

ZONE	I-3	C-O
USE		
Dry cleaning plant	X	
Electrical or electronic equipment, radio or television, computer repair shop (CB-3-1989; CB-66-1993)	P	
Farm implement repair	X	
Household appliance or furniture repair shop: (i) Furniture and small appliances only (ii) All others	P X	
Key or locksmith shop	X	
Laboratory: (i) Accessory to allowed use (ii) Medical or dental (iii) Research, development, or testing (iv) All others (CB-3-1989; CB-66-1993)	P P P X	
Laundromat	X	
Laundry plant	X	
Lawn mower repair shop	X	
Limousine service: (i) Storage of up to 10 limousines (not to include buses and vans), may include routine vehicle repair or servicing within a wholly enclosed building, with no outdoor storage (ii) All others	X	
Massage establishment Methadone Treatment Center (CB-103-1993)	X SE	

(b) TABLE OF USES.

Site: 27-461

ZONE	I-3	C-O
USE		
Dry cleaning store or plant: ⁴³ (i) Retail, gross floor area under 6,000 square feet (CB-85-2012) (ii) Retail, unrestricted (iii) Wholesale (may include retail service) (CB-55-2002)	X X X	
Electric or gas appliance, radio, or television repair shop	X	
Employment agency	P	
Farm Implement repair	X	
Fortune telling	P	
Funeral parlor, undertaking establishment (CB-2-1989)	P	
Household appliance or furniture repair shop	X	
Key or locksmith shop (CB-128-1986)	X	
Laboratory: (i) Accessory to an allowed use (ii) Dental laboratory (iii) All other laboratories (CB-4-1986)	PA P SE	
Laundromat: (i) Accessory to an allowed use (ii) All others	X X	
Laundry store or plant: ⁴³ (i) Retail, gross floor area under 6,000 square feet (CB-85-2012) (ii) Retail, unrestricted (iii) Wholesale (may include retail service) (CB-55-2002)	X X X	
Lawn mower repair shop:	X	
Limousine service: (i) Non-motorized, only (ii) All others, provided all repairs are performed within a wholly enclosed building	X	
Machine shop, accessory to an allowed use	X	
Massage establishment	X	
Methadone Treatment Center (CB-103-1993)	X SE	

(b) TABLE OF USES.

See 27-74

(b) TABLE OF USES L.

Zone		Tenants Applied To	
Sec. 27-74	USE	1-3	
	USE		
	Model studio		X
	Newspaper publishing establishment		X
	Pet grooming shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor		X
	Photographic processing plant		X
	Photography studio or darkroom		P
	Pizza delivery service, limited to off-premises delivery with no eat-in or drive-in service:		
	(i) With carry-out service in a building with less than 2,500 sq. ft. of gross floor area		X
	(ii) Unrestricted in size with no carryout service		X
	(CB-83-1986; CB-102-2001)		
	Printing shop:		
	(i) Not exceeding 2,000 square feet of gross floor area		X
	(ii) All others		X
	Sauna or steam bath		X
	Septic tank service		X
	Sewage dump station for camping trailers or boats		X
	Shoe repair shop		X
	Tailor or dressmaking shop (may include incidental dyeing and pressing allowed as a "PB" use)		X
	Tattoo Parlor		X
	(CB-10-2012)		
	Taxidermist		X
	Travel bureau		P
	Upholstery shop		X
	Veterinarian's office:		
	(i) Outpatient		X
	(ii) Inpatient		X
	(CB-96-1988)		
	Watch or jewelry repair shop		X
	Welding shop:		
	(i) Accessory to an allowed use		X
	(ii) All others		X
	(E) Trade (Generally Retail):		
	Adult book store		X
	(CB-65-1989; CB-53-1996)		
	Arts, crafts, and hobby supply store		X
	Bait shop		X
	Bakery products, wholesale (may include retail sales)		X
	Bicycle (sales) shop:		
	(i) Nonmotorized, only		X
	(ii) All others		X
	Book (except adult bookstore) or camera store		X
	(CB-7-1-1993)		
	Bottled gas sales:		

(b) TABLE OF USES.

Tenants Applied To

(b) TABLE OF USES.

Sec. 27-473 USE	ZONE I-3	ZONE C-O
Building supply store (CB-3-1989)	X	X (i) Accessory to an allowed use (ii) All others
Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2) Carpet or floor covering store Clothing, dry goods, millinery, or shoe store (CB-89-1986)	X X X	X Building supply store: (i) Wholly enclosed, except for nursery stock (ii) With outdoor storage on not more than 50% of the lot, provided it is enclosed by a slightly opaque wall or fence at least 8 feet high (CB-76-1992)
Department or variety stores, excluding pawnshops (CB-21-1984; CB-97-2004; CB-64-2012) (i) Not exceeding 13,000 square feet (ii) All others, in accordance with Section 27-348-02	P ^a SE ^b	X Bulk retailing: (i) Products allowed to be sold in a C-S-C Zone (CB-65-1989; CB-25-1999) (ii) Products allowed to be sold in a C-M Zone Buying of items within guest rooms and vehicles, pursuant to Section 27-115(a)(2) Carpet or floor covering store Clothing, dry goods, millinery, or shoe store (CB-58-1985; CB-71-1993)
Drug store (CB-91-1986; CB-97-2004)	X X X	X Confectioner (not exceeding 40,000 square feet of gross floor area): (i) Retail (CB-65-1989) (ii) Wholesale (may include accessory retail sales) Department or variety store, excluding pawnshops (i) Not exceeding 125,000 square feet of gross floor area so long as the department or variety store does not contain any food or beverage component (CB-64-2012) (ii) Exceeding 125,000 square feet of gross floor area within the developed tier or a designated Revitalization Tax Credit Area as long as the department or variety store does not contain any food or beverage component (CB-13-2005; CB-13-2012) (iii) Not exceeding 85,000 square feet of gross floor area without regard to percentage of gross floor area for food and beverage component (CB-13-2012; CB-64-2012) (iv) Exceeding 85,000 square feet of gross floor area and less than 10% of that gross floor area for food and beverage component (CB-64-2012) (v) All others, ^c in accordance with Section 27-348-02 (CB-71-1983; CB-28-1997; CB-4-1989; CB-2-2002; CB-13-2012; CB-64-2012)
Drug paraphernalia display or sales, pursuant to Section 27-115(a)(1) Drug store (CB-91-1986; CB-97-2004)	X X X	X Drug store: (i) Not exceeding 3,000 square feet of gross floor area (ii) Within an office building or complex, and not exceeding 25% of the gross floor area, or 2,000 square feet, whichever is less (CB-65-1989) (iii) All others Farm implement sales Feed sales Firewood sales as a temporary use in accordance with Sections 27-260 and 27-261 Farmer's market or flea market as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-63-1988)
Electrical supply store (CB-3-1989)	P	P P X X X
Farm implement or feed sales		
Farmers market or flea market, in accordance with Sections 27-260 and 27-261 (CB-63-1988)		

(b) TABLE OF USES.

(b) TABLE OF USES L.

SECTION	ZONE	Tenants Applied To
27-273	C-O	
	USE	
Firewood sales as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-66-1996)	P	
Food or beverage store (i) Within an existing retail center with net leasable building space of less than 26,000 square feet. (ii) All others (CB-92-2001; CB-93-2001; CB-97-2004)	P ² X	
Hardware store (may include electrical or plumbing supplies) Home furnishing store (such as interior decorations, electronics, housewares, household accessories, or textiles) (CB-89-1990)	X	
Household appliance or furniture store	X	
Lawn mower (sales) store	X	
Nursery and garden center (CB-3-1989)	X	
Paint or wall covering store (CB-3-1989)	X	
Pawnshop (CB-28-1997)	X	
SECTION 27-461		
Florist shop	X	
Food or beverage goods preparation on the premises of a food or beverage store, provided the goods are only sold on the premises and at retail	X	
Food or beverage goods preparation for wholesale sales:		
(i) Not exceeding 1,500 square feet of gross floor area	X	
(ii) Containing 1,501 to 3,000 square feet of gross floor area	X	
(iii) All others (CB-37-1992)	X	
Food or beverage store:		
(i) Not exceeding 3,000 square feet of gross floor area	X	
(ii) Not exceeding 125,000 square feet of gross floor area	X	
(iii) In combination with a department or variety store on the same or adjacent site, in accordance with Section 27-348.02	X	
(iv) In combination with a gas station, subject to Detailed Site Plan review in accordance with Part 3, Division 9 (v) All others (CB-112-1986; CB-65-1989; CB-2-2002; CB-99-2012)	X	
Garden supplies store, floricultural or horticultural nursery, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees (CB-65-1989)	X	
Gift, jewelry, music, souvenir, or other specialty store not specifically listed (CB-71-1993)	X	
Hardware store (CB-65-1989)	X	
Household appliance or furniture store: (i) Not exceeding 50,000 square feet of gross floor area (ii) Exceeding 50,000 square feet of gross floor area (CB-32-1986; CB-77-1998)	X	
Ice vending machine (not exceeding 8 ton capacity)	X	
Lawn mower (sales) store Monument and headstone sales establishment (CB-22-2004)	X	
Newspaper, magazine, or tobacco shop Nursery and garden center, which may include the outdoor display of nursery stock, such as plants, shrubbery, and trees Outdoor display of merchandise for sale (except as otherwise specified) and excluding merchandise displayed on gasoline pump islands associated with gas stations which is allowed: (i) Not more than 6 feet from main building (subject to Section 27-388) (ii) More than 6 feet from main buildings(subject to Section 27-388)	X	
Paint or wall covering store	X	
Pawnshop: (i) In accordance with Section 27-250.01 (ii) In accordance with Section 27-394.01 (CB-28-1997)	X	

(b) TABLE OF USES.

Sec. 27-473	USE	Tenants Applied To
	I-3	
Pet feed and supply store (CB-2-1991)	X	
Plumbing supply store (CB-3-1989)	X	
Retail sales of products:		
(i) Provided the retail sales are incidental to the manufacturing of the products on the premises and the retail sales area does not exceed 15% of the gross floor area of the building, or 5,000 square feet, whichever is less.	P	
(ii) Provided the retail sales are incidental to the manufacturing of the products on the premises, except where permitted by (i) above	X	
(iii) Provided the retail sales are incidental to the warehousing, wholesaling, or distribution of the products on the premises	X	
(CB-122-1986; CB-3-1989)		
Sales events sponsored by bona fide nonprofit groups or organizations, in accordance with Sections 27-260 and 27-261	X	
(CB-26-1997)		
Seafood market (CB-49-1987)	X	
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	
Septic tank sales	X	
Stationery or office supply store, which may include the sale of office furniture and business machines	X	
Swimming pool or spa sales and service (which may include outdoor display, provided it is enclosed by a 6-foot high fence)	X	
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	P	
(ii) All others	X	
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	P ^a	
(CB-65-2003, CB-19-2005)		
Where not otherwise specifically permitted, any use allowed by Special Exception in the C-S-C Zone.	SE ^a	
(2) Industrial:		
(A) Chemical and Allied Manufacturing:		
Abrasive and asbestos products	X	
Acids and caustics	X	
Carbon black	X	

(b) TABLE OF USES.

Sec. 27-461	USE	ZONE
		C-O
Pet (sales) shop, provided all animals are confined to the interior of the building and adequate measures are taken to control noise and odor, may include the sale of pet feed and supplies	X	
Retail shop or store (not listed) similar to one permitted (P) in the:		
(i) C-S-C Zone	X	
(ii) C-M Zone	X	
(iii) C-R-C Zone	X	
(CB-65-1989, CB-58-1990)	X	
Sales from guest rooms and vehicles, in accordance with Section 27-115(a)(2)	X	
Seafood market:		
(i) Containing less than 3,000 square feet of gross retail space	X	
(ii) Containing less than 7,000 square feet of gross retail space	X	
(iii) Unrestricted in size	X	
(CB-49-1987)		
Seasonal decorations display and sales as a temporary use, in accordance with Sections 27-260 and 27-261	P	
Septic tank sales		
(CB-45-1989)		
Sporting goods shop, which may include marine equipment and supplies	X	
Stationery or office supply store which may include the sale of furniture or business machines	X	
Swimming pool or spa sales and service:		
(i) Excluding outdoor display	X	
(ii) Including outdoor display, provided it is enclosed by a 6-foot high fence (subject to Section 27-388)	X	
Toy store		
(CB-71-1993)		
Video game or tape store	X	
Wayside stand:		
(i) As a temporary use, subject to Sections 27-260 and 27-261	X	
(ii) All others	P	
Where not otherwise specifically permitted, any use allowed in the C-S-C Zone (excluding those permitted by Special Exception).	P ^a	
(CB-122-1986)		

(b) TABLE OF USES.

See 27-473

Tenants Applied To

(b) TABLE OF USES I.

See 27-461

USE

USE	Zone	Tenants Applied To
Celluloid or pyroxylin	I-3	X
Cosmetics, medicinal, pharmaceutical and toilet article products, fabrication	P	
(CB-68-1996)		
Distillery for the production of fuel alcohol, which may include bulk storage	X	
Drugs, compounding	X	
(CB-68-1996)		
Dyes/stuffs	P	
Fertilizers	P	
Gum and wood chemicals, which may include distilling	X	
Ink:	X X X X	
(i) Paste inks (CB-75-1998; CB-39-2004)	X	
(ii) All other inks	X	
Organic and inorganic chemicals (except as specified):	X	
(i) Blending and mixing (CB-75-1998; CB-39-2004)	X	
(ii) Breaking bulk	X	
Paints, varnishes, lacquers, enamels, and shellacs	X	
(CB-75-1998; CB-39-2004)	X	
Pesticides and insecticides	X	
Plastics and synthetic fibers	X	
(CB-75-1998; CB-39-2004)	X	
Soaps, cleaners, polishes, sanitation preparations, bleaches, and detergents	X	
(CB-75-1998; CB-39-2004)	X	
(B) Fabrication of Wood, Metal, Paper, Plastic, and Glass Products from Materials Produced Elsewhere:		
Armament control and sighting systems	X	
Communications equipment, computers, telephones, electronic equipment, radios, sound systems, or	X	
televisions (which may include parts for these items)	P	
(CB-68-1996)	X	
Containments:		
(i) Paper or plastic	P	
(ii) Glass, metal, or wood or other materials (CB-75-1998; CB-39-2004)	X	
Electrical lighting fixtures	P	
Engines, generators, turbines, or miscellaneous machinery (CB-75-1998; CB-39-2004)	X	
Furniture, cabinets, fixtures, or interior decorating components	P	
Hardware (except as otherwise specified)	X	
Heavy armament (CB-75-1998; CB-39-2004)	P	
Household appliances:	X	
(i) Small electrical household appliances, including televisions but excluding refrigerators and similar large appliances	P	
(ii) All others	X	
Motorized and nonmotorized vehicles, aircraft, construction, farm, or railroad equipment, ships or	X	
boats (which may include the parts for these items)	X	

(b) TABLE OF USES.

Sec. 27-43
USE

Tenants Applied To	Sec. 27-43 USE	ZONE	
		I-3	C-O
Office supplies and equipment (CB-66-1996)	Plumbing, air conditioning, carpentry, electrical heating, and lighting supplies and equipment (except where otherwise specified):	P	
(i) Plastic		P	
(ii) Other materials		X	
Spas and swimming pools	Structural components of buildings (except as otherwise specified)	X	
Vending machines		X	
(C) Manufacturing and Processing of Lumber, Wood, and Related Products:			
Logging camps or contractors (CB-75-1998; CB-39-2004)		X	
Mobile or manufactured homes (CB-75-1998; CB-39-2004)		X	
Modular buildings		X	
Sawmills or planing mills (CB-75-1998; CB-39-2004)		X	
Veneer and plywood (CB-75-1998; CB-39-2004)		X	
Wood preserving (CB-75-1998; CB-39-2004)		X	
(D) Manufacturing of Scientific, Specialized, and Technical Instruments and Equipment:			
Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies (CB-66-1996)	Engineering, computer, drafting, laboratory, office, research, and scientific instruments, devices, equipment and supplies (CB-66-1996)	P	
Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996)	Optical, dental, medical, ophthalmic, orthopedic, and prosthetic devices and supplies (CB-66-1996)	P	
Photographic equipment and supplies (CB-66-1996)	Photographic equipment and supplies (CB-66-1996)	P	
Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996)	Timing, light, mixing, safety, temperature, or weight control devices (CB-66-1996)	P	
Watches, clocks, measuring, or time-keeping devices (CB-66-1996)	Watches, clocks, measuring, or time-keeping devices (CB-66-1996)	P	
(E) Metal Production:			
Blast furnace		X	
Foundry:			
(i) Nonferrous metals (CB-75-1998; CB-39-2004)	(i) Nonferrous metals (CB-75-1998; CB-39-2004)	X	
(ii) Nonornamental ferrous	(ii) Nonornamental ferrous	X	
(iii) Ornamental metals (CB-75-1998; CB-39-2004)	(iii) Ornamental metals (CB-75-1998; CB-39-2004)	X	
Recycling of nonferrous metals (CB-75-1998; CB-39-2004)	Recycling of nonferrous metals (CB-75-1998; CB-39-2004)	X	
Rolling mill		X	
Smelting		X	

(b) TABLE OF USES.

Site 27-41	USE	Tenants Applied To	SECTION 27-461 USE	(b) TABLE OF USES I.
	(F) Miscellaneous Industrial, Manufacturing, and Related Uses:			
	Brushes, brooms, combs, or lamp shades manufacturing			
	Cigarettes, cigars, or other tobacco products (chewing or smoking) manufacturing	X		
	(CB-75-1998; CB-39-2004)			
	Consolidated Storage, in accordance with Section 27-475.04	X		
	(CB-32-1988; CB-75-1998; CB-45-1999; CB-39-2004)			
	Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping, and the like, with buildings and uses accessory to the business (as well as the office) use:	X		
	(i) With storage of materials or equipment:			
	(aa) Indoors			
	(CB-75-1998; CB-39-2004)	P		
	(bb) Outdoors			
	(CB-75-1998; CB-39-2004)	X		
	(i) Including the fabrication (only) within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry (and the like) parts for installation off site	PB		
	(ii) Including the retail sale of parts and supplies as an accessory use	PB		
	(CB-89-1985; CB-75-1998)	PB		
	Contractors plant or storage yard:			
	(i) Those involving the operation or storage of heavy equipment over 17,000 pounds gross vehicle weight	X		
	(ii) All others	X		
	(CB-89-1985; CB-1-1994)	X		
	Electronic Recycling Facility			
	(CB-91-2012)	X		
	Explosives, fireworks, or gunpowder manufacturing	X		
	Gelatin manufacturing	X		
	Glue or size manufacturing	X		
	Heavy motorized equipment, motor vehicle, truck, boat, camping trailer, or trailer storage yard	X		
	(CB-90-1982; CB-75-1998; CB-39-2004)	X		
	Jewelry manufacturing			
	(CB-86-1986)	P		
	Junk yard			
	Machine shop			
	Matches manufacturing	X X X X X		
	Motion picture or broadcasting equipment manufacturing and production	X X X X X		
	Musical instruments, athletic goods, notions, novelties, sporting goods manufacturing	P P P P P		
	Pens, artist or drafting supplies, clerical equipment, business machines, or pencils manufacturing	P P P P P		
	Plastic products manufacturing, except as otherwise specified	P P P P P		
	Precious metalware manufacturing and plating	P P P P P		
	Recycling plant, except as otherwise specified	P P P P P		
	(CB-75-1998; CB-39-2004)	X		
	Storage building accessory to:			
	(i) A permitted use	P NA SE		
	(ii) A special permit use			
	(iii) A Special Exception use			
	(CB-90-1992; CB-1-1994)	X		
	Storage yard, except as otherwise specified			

(b) TABLE OF USES.

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USE

Tenants Applied To

USE	I-3	P
Tobacco packing, processing, and treatment (CB-75-1998; CB-39-2004)	X	X
Transfer station (CB-71-1994; CB-76-2012)	X	X
Trash removal services (CB-82-1991; CB-75-1998; CB-39-2004)	X	X
Uses which are noxious or offensive by reason of odor, dust, fumes, smoke, gas, vibration, radiation, glare, or noise, or which constitute a public hazard by fire, explosion, or other means (in the discretion of the District Council)	X	X
Vehicle salvage yard	X	X
Warehousing:		
(i) Subject to Section 27-471(g)		
(ii) All others (CB-90-1982)		X
Waste material separation, and processing facility, in accordance with Section 27-475.05 (CB-77-1990; CB-75-1998; CB-39-2004)	X	X
(G) Petroleum, Gas, and Related Products:		
Asphalt mixing plant (CB-111-2004)	X	X
Breaking bulk for home consumption or portable appliances (CB-75-1998; CB-39-2004)	X	X
Distribution for home consumption (CB-75-1998; CB-39-2004)	X	X
Gasoline or gasohol bulk storage (other than gas station or vehicle repair and service station) (CB-75-1998)	X	X
Gasohol fabrication (CB-75-1998; CB-39-2004)	X	X
Liquid gas storage Refinery	X	X
Tank farm, except as otherwise specified (CB-75-1998; CB-39-2004)	X	X
(H) Printing, Publishing, Paper, and Related Industries:		
Bookbinding Bookbinder manufacturing	P	P
Paper or paper board products (except containers) manufacturing Paper recycling collection center (only for collection, storage, and shipping) (CB-75-1998; CB-39-2004)	P	P
Printing and engraving (which may include all processes) (CB-66-1996)	X	P
Publishing Pulp making	P	P
(I) Processing of Food and Kindred Products for Human Consumption:		
Bakery products manufacturing Beverage bottling (all containers) (i) Alcoholic (ii) Nonalcoholic	X	P

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USE

Tenants Applied To

ZONE	C-O

(b) TABLE OF USES.

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USEZONE
C-O

Tenants Applied To

(b) TABLE OF USES I.

Sec. 27-461
USE

ZONE C-O	USE
Brewery, distillery, winery	X
Cereals, grains, or spice processing	X
Coffee roasting	X
Confectionery products manufacturing	X
Drying and dehydrating of food products	X
Freezing of food products	X
Oil and fat manufacturing (edible)	X
Packaging, packing, and canning of food products	X
Pickling	X
Reduction plant	X
Sauce, seasoning, and dressing manufacturing	X
Slaughterhouse	X
Smoking and curing	X
Sugar refinery	X
Syrup and flavor extract manufacturing	X
Fabrication of rubber products	X
(CB-75-1998; CB-39-2004)	X
Recycling of rubber products	X
Rubber manufacturing	X
Rubberizing of wearing apparel or household items	X
Synthetic rubber (and similar products) manufacturing	X
Tire or tube manufacturing	X
(CB-75-1998; CB-39-2004)	X
Tire recapping	X
(CB-75-1998; CB-39-2004)	X
(K) Stone, Clay, Glass, and Cement Products:	
Cement manufacturing	X
Concrete batching or cement mixing plant	X
(CB-111-2004)	X
Cutting of nonstructural stone	X
(CB-75-1998; CB-39-2004)	X
Glass blowing and molding	X
Manufacturing of ornamental products made of clay, concrete, glass plaster, porcelain, or stone (excluding the use of a rock crusher)	X
(CB-75-1998; CB-39-2004; CB-78-2004)	X
Manufacturing or cutting of structural products made of clay, concrete, glass, stone, or similar materials	X
(CB-75-1998; CB-39-2004)	X
(L) Textile Products:	
Fabrication of finished goods	P
Felt manufacturing	P
Fiber or thread manufacturing	X
Finishing of textile goods	P
Knitting	P
Lace (and similar products) manufacturing	P
Recycling of textiles	P

(b) TABLE OF USES.

b) TABLE OF USES.

(b) TABLE OF USES.		Tenants Applied To		(b) TABLE OF USES I.	
USE	ZONE	USE	ZONE	USE	ZONE
Weaving (CB-75-1998; CB-39-2004)	C-O				
Synthetics manufacturing	X				
Weaving	P				
(M) Wholesale Trade.*					
Apparel, garments, or related products	P				
Automotive or motorized equipment (parts and accessories only)	P				
Bakery products, wholesale	P				
Bulk raw materials	P				
Chemical and related products (except as otherwise specified)	P				
Electronic, glass, metal, paper, rubber, or wood products	P				
Food or kindred products	P				
Garden supplies or nursery stock	P				
Livestock	X				
	(CB-75-1998; CB-39-2004)				
Ornamental products made of china, clay, concrete, glass, or stone	P				
Petroleum products, for home distribution	P				
Structural products made of clay, concrete, or stone, with:	P				
(i) Indoor storage, only	P				
(ii) Outdoor storage	X				
	(CB-75-1998; CB-39-2004)				
Textile products	P				
Tobacco and related products	P				
Wholesaling or distribution of materials (products) not used or produced on the premise:	P				
(i) Subject to Section 27-471(g)	P				
(ii) All others	X				
	(CB-90-1992)				
Wholesaling or distribution of materials (products) used or produced on the premises	P				
(CB-90-1992)	X				
Wholesaling or distribution use not listed	X				
	(CB-90-1992)				
(3) Institutional/Educational:					
Adult day care center	P				
(CB-44-1987; CB-66-1996)	X				
Adult rehabilitation center	P				
(CB-108-1987; CB-75-1998; CB-39-2004)	X				
Church or similar place of worship, convent, or monastery	P				
(CB-23-1988; CB-39-1993; CB-84-1996)	P				
Church or similar place of worship, convent, or monastery in the Route 202 Corridor Study Area, unless constructed pursuant to a Conceptual Site Plan approved by the Planning Board prior to June 1, 1997	X				
Community building	(CB-72-1997)				

(b) TABLE OF USES.		Tenant Applied To
Sec:	USE	
27-471	I-3	<p>P SE</p> <p>School, private: (A) Business (B) Driving (C) Institution of higher learning (may include a private spa) (D) School or studio for artistic or technical instruction and practice (E) Scientific (F) Trade (G) Private college or university (H) In accordance with Section 27-475.06.01²⁰ (I) All others (CB-26-1985; CB-33-1986; CB-23-1988; CB-14-1994; CB-113-1994; CB-66-1996; CB-93-1996; CB-94-2000)</p>
		<p>P PA P²¹ P</p> <p>Auction house (CB-55-1988)</p>
		<p>P PA P X</p> <p>Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use²² (CB-55-1988)</p>
		<p>P X</p> <p>Cemetery, crematory: (A) Cemetery, accessory to a church, convent, or monastery²³ (B) All others (CB-11-1991; CB-27-1995)</p>

(b) TABLE OF USES L.

ZONE	Sec: 27-461 USE	
C-O		<p>P SE</p> <p>Day care center for children: (A) In accordance with Section 27-464.02²⁴ (B) All others (CB-23-1988)</p>
		<p>X</p> <p>Eleemosynary or philanthropic institution: (A) A building containing no more than 7,000 square feet of gross floor area on a lot, or parcel with not more than 1.5 acres for use by an organization providing benevolent services; any change in occupant or use shall require Detailed Site Plan approval by the District Council (B) All others (CB-8-1988)</p>
		<p>SE</p> <p>Hospital (may include a private spa) Modular classroom as a temporary use, in accordance with Sections 27-260 and 27-261 (CB-106-1989)</p>
		<p>P SE</p> <p>Nursing or care home (may include a private spa) School, Private: (A) Driving school, automobile only (B) For artistic instruction (including a studio) (C) Of business or trade, where the business or trade is permitted (P) in the respective zone (D) Of business or trade, where the business or trade is permitted by Special Exception (SE) in the respective zone (E) Tutoring establishment (F) Private college or university (G) Private schools, subject to Section 27-463 (H) All others (CB-40-1988; CB-50-1988; CB-113-1994; CB-93-1996; CB-94-2000)</p>
		<p>P P²⁵ P</p> <p>(3) Miscellaneous: Accessory structures and uses, except as otherwise provided Adaptive reuse of a surplus public school, when not otherwise allowed Adaptive use of a Historic Site, when not otherwise allowed (CB-58-1987)</p>
		<p>P SE</p> <p>Auction house Buildings and uses, serving public health purposes, on land owned by Prince George's County, Maryland, upon which hospitals or health centers are located, except if otherwise allowed as a Permitted (P) use²⁶ (CB-55-1988)</p>
		<p>P X</p> <p>Cemetery, cabinet making, or other woodworking shop: (A) Accessory to an allowed use (B) All others (CB-11-1991)</p>
		<p>P X</p> <p>Cemetery, crematory: (A) Cemetery, accessory to a church, convent, or monastery²⁷ (B) All others (CB-11-1991)</p>

(b) TABLE OF USES.

Tenants Applied To

(b) TABLE OF USES.

Sec. 27-473 USE	ZONE	C-O
Collection of recyclable materials:		P
(A) As a temporary use, in accordance with Sections 27-260 and 27-261 (CB-75-1998; CB-39-2004)		X
(B) All others		X
Commercial uses not listed		
Contractor's office (must include sanitary facilities), construction yard, shed, or storage building (in connection with a construction project) as a temporary use:		
(A) In accordance with Sections 27-260 and 27-261 (B) All others		P X
Ice vending machine for block ice		
MARC Planned Community, in accordance with Section 27-475.06.05 (CB-21-2006)		P
Metro Planned Community, in accordance with Section 27-475.06.03 (CB-35-1998)		P
Mobile home, with a use for which amusement taxes are collected ²		
Rental business for items permitted to be sold (except as otherwise specified)		X
Sign making shop		
Signs, in accordance with Part 12: (A) Outdoor advertising sign (billboard) (B) All others		X P

Sec. 27-461 USE	ZONE	C-O
Collection of recyclable materials as a temporary use, in accordance with Sections 27-260 and 27-261		P
Commercial recreational development (CB-35-2000; CB-60-2009)		X
Consolidated Storage (CB-147-1986; CB-65-1989; CB-45-1999; CB-29-2000)		X
Contractor's office (general) as a permanent use, including the businesses of siding, flooring, roofing, plumbing, air conditioning, heating, painting, carpentry, electrical work, landscaping and the like, with buildings, and uses accessory to the business (as well as the office) use:		P
(A) With outdoor storage of materials or equipment		
(B) With outdoor storage of materials, located only in a side or rear yard; enclosed by a slightly opaque wall or fence at least 6 feet high; with no storing of material higher than the fence; but X		
(C) Including the use or outdoor storage of earthmoving or other heavy equipment, or outdoor storage of machinery		
Contractor's office (only within a wholly enclosed building) of plumbing, air conditioning, heating, carpentry and lighting (and the like) parts for installation off the site (CB-110-1994; CB-46-1995)		X
Connection with a construction project as a temporary use: (A) In accordance with Sections 27-260 and 27-261 (B) All others		P SE
Hardware fabrication and manufacturing of products from material produced elsewhere ^{2a} (CB-39-1996)		X
Mobile home, with use for which amusement taxes collected ²		
Recycling collection center as a temporary use, in accordance with Sections 27-260 and 27-261		P
Recycling collection center, paper only (limited to collection, storage, and shipping):		P
(A) On a lot contiguous to a railroad siding and not abutting land in any Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C Zone, or any approved Conceptual or Detailed Site Plan), subject to Section 27-391(a)(2) and (3)		X
(B) All others		X
Rental business:		
(A) Rental of motor vehicles or camping trailers/in the C-M Zone subject to the requirements of Section 27-477		X
(B) Rental of boats		X
(C) Rental of any other merchandise allowed to be sold in the respective zone		X
Sanitary landfill, rubble fill, or Class 3 fill ^{2b} (CB-8-2003; CB-87-2003)		SE
Sign shop		X
Sign, in accordance with Part 12: (A) Outdoor advertising (billboard) (B) All others		X P

(b) TABLE OF USES.

(b) TABLE OF USES I.

Tenants Applied To		ZONE	USE	
Sec. 27-473	I-3	C-O		
(CB-45-1988; CB-24-1991; CB-46-1996)				
Welding shop	X			
Where not otherwise specifically permitted, any use allowed in the I-1 Zone (excluding those permitted by Special Exception)	P ⁴⁹			
(CB-92-2004)				
Where not otherwise specifically permitted, any use allowed by Special Exception in the I-1 Zone	SE ⁴⁹			
(CB-92-2004)				
(4) Public/Quasi Public:				
Ambulance service, private	X			
Community building, except as otherwise provided		X		
Library, private		SE		
Post Office	P	P		
(5) Public/Quasi Public:				
Ambulance service, private	X			
Library	P			
Post office	P			
Public buildings and uses				
Public buildings and uses	X			
Amusement arcade:				
(CB-46-2010; CB-56-2011)	X			
Amusement arcade:				
(A) Not exceeding 2,500 square feet of gross floor area, with adult supervision on the premises during all hours of operation; provided the use is located either within a wholly enclosed shopping mall, or within the main group of stores of an integrated shopping center having a minimum gross floor area of 150,000 square feet				
(B) All others				
Amusement Center	X			
(CB-35-1994)				
Amusement park:				
(A) Within a wholly enclosed shopping mall	X			
(B) All others	X			
Archery or baseball/batting range	X			

(b) TABLE OF USES.
Sect. 27-473

Tenants Applied To

(b) TABLE OF USES.
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USE	ZONE	
Arena or stadium (which may include a private spa)	C-O	X
Athletic field:		
(A) With no seating or nonpermanent bleacher-type seating for not more than 100 spectators	P	
(B) With permanent bleacher-type seating for more than 100 spectators	SE	X
Auditorium		X
Beach		X
Billiard or pool parlor		X
Boat ramp		X
Bowling alley:		X
Carnival, circus, fair, or similar use, provided all structures are located at least 200 feet from any residential zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, approved Official Plan for an R-P-C-Zone, or any approved Conceptual or Detailed Site Plan):	X	
(A) On a parcel of at least 10 acres,		
(B) All others		
Carnival, circus, fair, or similar use, not exceeding seventeen (17) days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261:	X	
Club or lodge (private) except as otherwise provided		P
Employees' recreational facilities (private, nonprofit) accessory to an allowed use		P
Fishing pier		X
Go-cart track		X
Golf course or country club:		
(A) Accessory to a commercial use	P	
(B) All others	SE	
Golf driving range		SE
Marina		SE
Minature golf course		X
Museum, aquarium, art gallery, cultural center, or similar facility		
Park or playground		P
Performance arts center, in accordance with Section 27-464.05		P
Race track		SP
Recreational campground (in the C-M Zone subject to paragraphs (1) thru (7) of Section 27-400(a))		
Recreational or entertainment establishment of a commercial nature, if not otherwise specified:		
(A) Abutting residential property or land residentially zoned	X	
(B) All others		
Reducing/exercise salon or health club		X
(CB-72-1998)		X
Riding stable		X
Rifle, pistol, or skeet shooting range:		X
(A) Indoor		X
Sector 27-473		X
I-3		
Athletic field, with or without seating for spectators		X
Auditorium		X
(CB-56-2011)		
Billiard or pool parlor		X
Bowling alley		X
Carnival, circus, fair, or similar use, not exceeding 17 days duration and located at least 250 feet from any dwelling, as a temporary use in accordance with Sections 27-260 and 27-261:		
(A) On a parking lot	P	
(B) All others	SE	
Club or lodge, private		X
Commercial recreational attractions		X
Employees' recreational facilities (private, nonprofit), accessory to an allowed use		P
(CB-66-1996)		
Golf course or country club		P
(CB-66-1996)		
Golf driving, archery, or baseball batting range		P
(CB-130-1993)		
Minature golf course		X
Museum, aquarium, art gallery, cultural center, or similar facility		P
Park or playground		X
Performance arts center, in accordance with Section 27-475.06.04		X
(CB-12-2001)		
Race track		
Reducing/exercise salon or health club		
(CB-3-1989, CB-66-1996)		
Riding stable		
Rifle, pistol, or skeet shooting range:		
(A) Indoor ²⁰		

(b) TABLE OF USES.

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USE

ZONE	USE	Tenants Applied To
I-3	(B) Outdoor (CB-4-1991)	X
	Sauna or steam bath	X
	Skating rink:	
	(A) Indoor	X
	(B) Outdoor	X
	Spa, community (CB-66-1996)	P
	Spa, private, accessory to an allowed dwelling unit (CB-66-1996)	P
	Spa, public:	
	(A) Accessory to a reducing/exercise salon, health club, or summer camp	X
	(B) Accessory to a commercial swimming pool	P
	(C) Accessory to a hotel or motel (in the I-1 and I-2 Zones, included on the approved Special Exception site plan for the hotel)	P
	(D) All others	X
	(CB-3-1989; CB-66-1996)	X
	Summer camp	P
	Swimming pool (which may include a community or public spa)	
	(A) Enclosed by a wall or fence at least 6 feet high	P
	(B) All others	X
	Tennis, basketball, handball, or similar court:	
	(A) Enclosed by a wall or fence at least 6 feet high	
	(B) All others	
	Theater:	
	(A) Indoor	P
	(B) Outdoor (including drive-in)	X
	(CB-66-1996)	
	(7) Residential Lodging:	
	Artist's residential studios, in accordance with Section 27-475.06.04 (CB-12-2001)	X
	Dwelling, Multifamily (CB-75-2003; CB-28-2004)	
	Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations (CB-75-2003; CB-28-2004)	
	Dwelling:	
	(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-1 Zone, or legally erected in the I-1, I-2, or U-1 Zone under prior regulations	X

(b) TABLE OF USES.
Sec. 27-461
USE

ZONE	USE	Sec. 27-461 USE
C-O	(B) Outdoor	X
	Skating rink	X
	Spa (community)	P
	Spa (private), accessory to an allowed dwelling unit	P
	Spa (public):	
	(A) Accessory to a hotel or motel	X
	(B) Accessory to a reducing/exercise salon or health club	X
	(C) Accessory to a commercial swimming pool	X
	(D) Accessory to a recreational campground	X
	(E) Accessory to a summer camp	X
	(F) Unrestricted	X
	Summer camp	X
	Swimming pool:	
	(A) Accessory to a hotel or motel (CB-9-2004)	P
	(B) Accessory to a recreational campground	X
	(C) Community	P
	(D) Indoor	X
	(E) Private, accessory to an allowed one-family detached dwelling (F) All others	P
	Tennis, basketball, handball, or similar court:	
	(A) Indoor (within a permanent wholly enclosed building)	P
	(B) Outdoor	P
	(C) With a temporary removable cover (bubble)	SE
	Theatre:	
	(A) Indoor	SE
	(B) Outdoor (including drive-in)	X
	Zoo, not publicly owned	X
	(6) Residential Lodging:	
	Apartment housing for the elderly or physically handicapped	X
	Artist's residential studios, in accordance with Section 27-464.05 (CB-12-2001)	SP
	Country Inn	X
	Dwelling, Multifamily (CB-75-2003; CB-28-2004)	P
	Dwelling, provided that it was legally erected prior to the date upon which the property was classified in a Commercial Zone, or was legally erected in a Commercial Zone under prior regulations (CB-75-2003; CB-28-2004)	
	Dwelling:	
	(A) If legally erected prior to the date upon which the property was classified in the I-1, I-2, or U-1 Zone, or legally erected in the I-1, I-2, or U-1 Zone under prior regulations	X

(b) TABLE OF USES.

See 27-473

(b) TABLE OF USES.

Sec. 27-465

Tenants Applied To		USE	ZONE
I-3	C-O		
(B) If legally erected prior to the date upon which the property was classified in the I-3 or I-4 Zone (C) All others	P X	Dwelling unit within a building containing commercial or industrial uses not exceeding 3 units per building, with 1 unit permitted at ground floor level for a resident manager, caretaker, or night watchman (and family) and all other units located above the ground floor (A) Hotel or motel (which may include public spas, swimming pools, or tennis courts, provided they are enclosed by a fence or wall at least 6 feet high): (B) In an industrial park having a gross tract area of at least 25 acres (CB-37-2004) (B) All others	P X P X SE ^{3a}
Planned retirement community (CB-89-1999)	P		
(8) Resource Production/Recovery: Agricultural uses	P		
Concrete recycling facility (CB-78-2004)	SE		
Sand and gravel wet-processing (CB-75-1998; CB-39-2004)	X		
Surface mining	SE		
(9) Transportation/Parking/Communications/Utilities: Airport, airport, airfield, helipad, heliport Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-475.06.02	SE SE SE P ¹⁶		

USE		ZONE
		C-O
Dwelling unit within a building containing commercial uses:		
(A) Not exceeding 3 units per building, to be located above the ground floor, except where otherwise allowed (B) Not exceeding 3 units per building, with 1 unit at ground level for a resident manager, caretaker, or night watchman (and family) (C) In a building containing 4 or more stories, provided the units are located above the third story (CB-97-2005)	P X SE	P ²²
Hotel or motel:		
(A) Hotel or motel in general (B) Including any use allowed in the C-S-C Zone (but not generally allowed in the C-M Zone, excluding those permitted by Special Exception), when located within a hotel, provided the uses shall not be located above the ground floor; not more than fifteen (15) percent of the gross floor area of the building shall be devoted to the uses, and not more than 3,000 square feet shall be allotted to any one use (CB-105-1985; CB-58-1990)	X	P ¹⁷
Multifamily retirement community (CB-85-2003)		P ¹⁷
Planned retirement community (CB-22-2002)		P ¹⁷
Tourist cabin camp		X X
Tourist Home		
Transitional Shelter for the Homeless:		
(A) Operated in conjunction with an adjacent eleemosynary institution; and containing 8 or fewer residential units (B) All others (CB-52-1991)	P X	P
(7) Resource Production/Recovery: Agricultural use		
(A) Other than animal or poultry raising (B) Animal or poultry raising (other than customary household pets) (i) on lots 20,000 square feet or more (ii) on lots under 20,000 square feet (iii) on lots under 20,000 square feet adjoining occupied residentially-zoned property ^{3a} (CB-71-2001)	P P P SE	X SE
Sand and gravel wet-processing		
Surface mining		
(8) Transportation/Parking/Communications/Utilities: Airport, airport, airfield, helipad, heliport Antennas and related equipment buildings and enclosures, other than satellite dish antennas, in accordance with Section 27-464.03		

(6) TABLE OF USES.
Sec. 27-471

USE	I-3	Tenants Applied To
Broadcasting studio (without tower) (CB-65-2000)	P	
Bus station or terminal (CB-66-1996)	X	
Monopolies and related equipment buildings and enclosures, in accordance with Section 27-475.06.02 (CB-65-2000)	P ¹⁶	
Motor freight receiving or shipping (loading) facilities: (A) When accessory to, in conjunction with, as an integral part of, under the same ownership or leasehold interest as, and solely serving another allowed use on the property (B) All others (CB-50-1992; CB-66-1996)	X ²³	
Moving and Storage Operation (CB-70-2004)	X	
Parking lot or garage, commercial (CB-43-2002)	P ¹⁵	
Parking lot or garage, or loading area, in accordance with Part 11 (CB-66-1996)	P	
Parking of mobile home except as otherwise specified (CB-66-1996)	X X	
Parking of mobile home in a public right-of-way ⁴ (CB-66-1996)	P	
Parking of vehicles accessory to an allowed use (CB-66-1996)	P	
Public utility uses or structures: (A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards (B) Railroad yards, roundhouses, car barns, and freight stations (C) Other public utility uses or structures (including major transmission and distribution lines and structures) (CB-25-1987; CB-61-1988; CB-65-2000)	X SE	
Satellite dish antenna, in accordance with Section 27-468.01: (A) Up to 10 feet in diameter, to serve only 1 dwelling unit (B) Over 10 feet in diameter, to serve only 1 dwelling unit (C) All others (CB-19-1985)	P SE P	
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁸ (CB-4-1987)	X	
Taxicab dispatching station: (A) Without cab storage, repair, or servicing (B) With cab storage (C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	P X X	
Taxicab stand	P	

(b) TABLE OF USES I.

USE	Sec. 27-461	ZONE
Broadcasting studio (without tower) (CB-65-2000)	(CB-65-2000)	C-O
Bus station or terminal	P	
Monopolies and related equipment buildings and enclosures, in accordance with Section 27-464.03 (CB-65-2000)	X	
Parking garage, commercial (A) With shuttle service to Metro and within two (2) miles of a Metro station (B) All others (CB-14-2003)	P SE ⁴	
Parking garage or lot or loading area, used in accordance with Part 11 (CB-14-2003)	P	
Parking of mobile home, except as otherwise specified (A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards (B) Other public utility uses or structures (including major transmission and distribution lines and structures, but excluding towers and poles not otherwise permitted, railroad yards, roundhouses, car barns, and freight stations) (CB-25-1987; CB-61-1988; CB-8-1990; CB-123-1994; CB-102-1997; CB-65-2000)	X X P	
Parking of mobile home in a public right-of-way ⁴ (CB-66-1996)	P	
Parking of vehicles accessory to an allowed use (CB-66-1996)	P	
Public utility uses or structures: (A) Underground pipelines, electric power facilities or equipment, or telephone facilities or equipment; and railroad tracks or passenger stations, but not railroad yards (B) Railroad yards, roundhouses, car barns, and freight stations (C) Other public utility uses or structures (including major transmission and distribution lines and structures) (CB-25-1987; CB-61-1988; CB-65-2000)	X	
Satellite dish antenna, in accordance with Section 27-451.01: (A) Up to 10 feet in diameter, to serve only 1 dwelling unit (B) More than 10 feet in diameter to serve only 1 dwelling unit (C) All others (CB-4-1987)	P SE P	
Storage of any motor vehicle which is wrecked, dismantled or not currently licensed, except where specifically allowed ⁸ (CB-4-1987)	X	
Taxicab dispatching station: (A) Without cab storage, repair, or servicing (B) With cab storage (C) With cab repair or servicing within a wholly enclosed building (CB-50-1987)	P X X	
Taxicab stand	P	

(b) TABLE OF USES.

SEc. 27-461

USE	Tenants Applied To
Telegraph or messenger service (CB-86-1996)	I-3 P

Towers or poles (electronic, radio, or television, transmitting or receiving):

- (A) Nonprofit, noncommercial purposes, with no height restrictions
- (B) Freestanding, for commercial purposes, up to 175 feet above ground level
- (C) Attached to a roof, for commercial purposes, with the total combined height of the building, tower, or monopole and antenna not exceeding 250 feet above ground level
- (D) All others
(CB-8-1990; CB-123-1994; CB-103-1997; CB-65-2000)

Trucking operations, except as otherwise specified
(CB-90-1992; CB-5-1994; CB-75-1998; CB-13-2000; CB-39-2004)

(b) TABLE OF USES I.

USE	ZONE
Telegraph or messenger service	C-O P P P P SE

Towers or poles (electronic, public utility when not otherwise permitted, radio, or television, transmitting or receiving):

- (A) Nonprofit, noncommercial purposes, with no height restrictions
- (B) Freestanding for commercial purposes, not exceeding 100 feet above ground level
- (C) Attached to a roof for commercial purposes, not exceeding 40 feet above the height of the building
- (D) All others
(CB-8-1990; CB-41-1994; CB-123-1994; CB-65-2000)

NOT NECESSARY USES FOR 9301 Peppercorn Place, 1441 McCormick Drive, 1220 Caraway Court, 1221 Caraway Court;

MUST HAVE ITEMS - PERMITTED IN I-3, PROHIBITED IN C-O

SHOULD HAVE ITEMS - PERMITTED IN I-3, PROHIBITED IN C-O

PROHIBITED IN DEVELOPMENT DISTRICT STANDARDS - GENERAL OKAY BUT NEED TO DEFINE

SURVOR'S CERTIFICATION

The undersigned being sworn in the name of Prince George's County, Maryland, do hereby certify that the work shown in this plan was performed in accordance with the plans and specifications furnished him/her and that the same were done in a workmanlike manner and to the best of his/her knowledge and belief, in accordance with good engineering and surveying practices.

John M. Smith
Surveyor

S.R.S.

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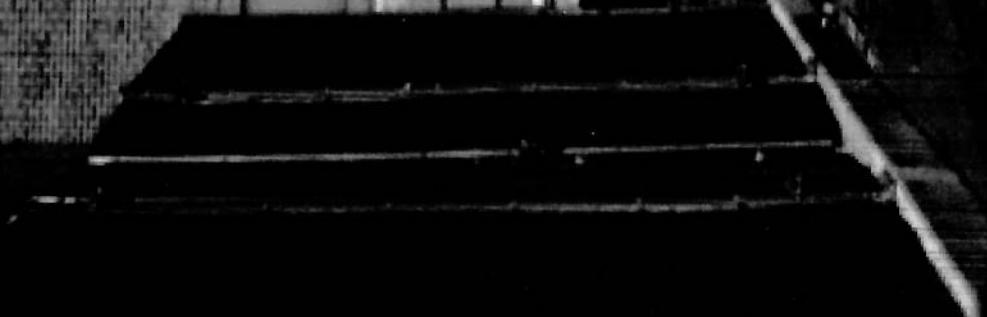
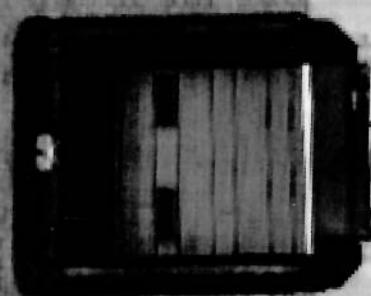
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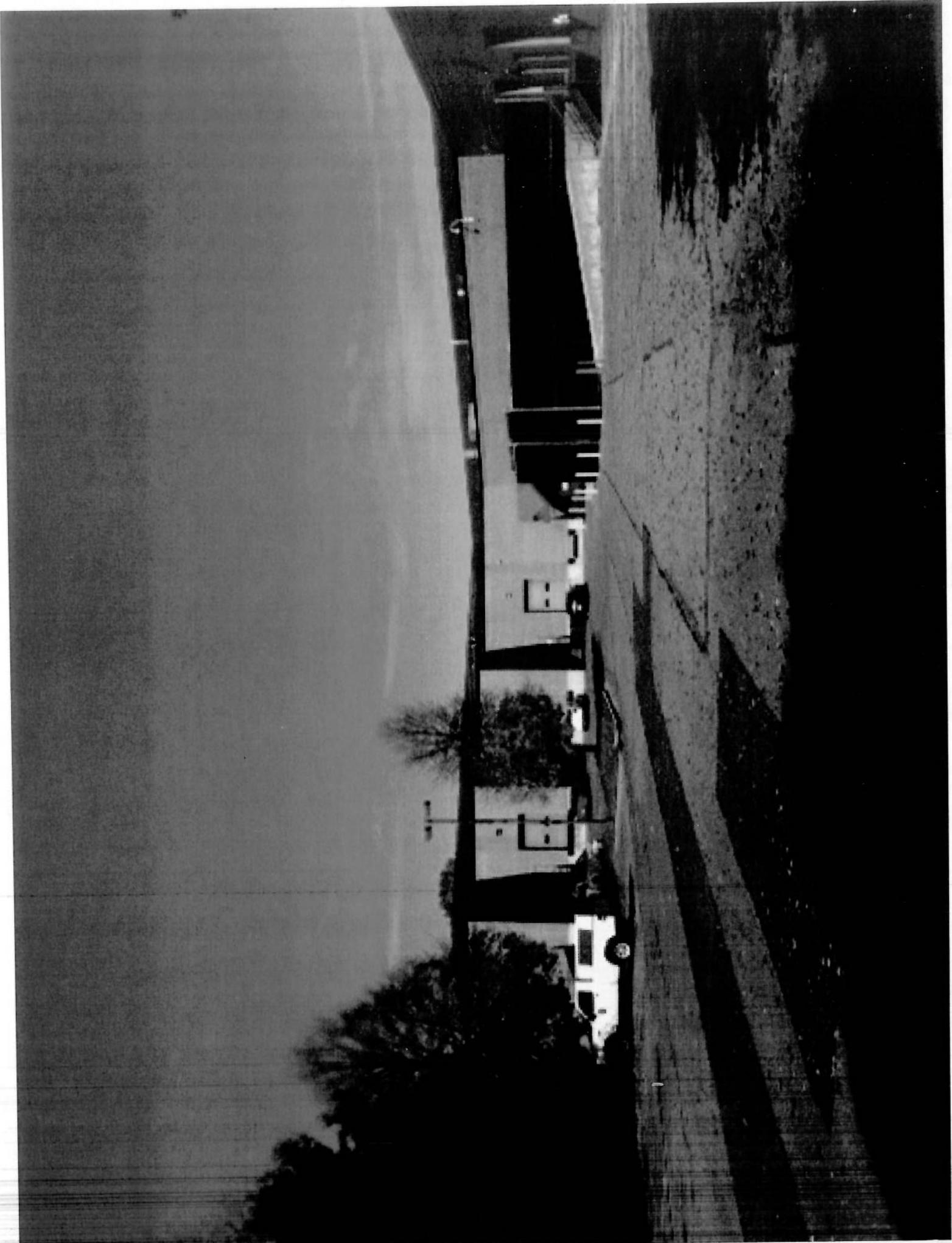
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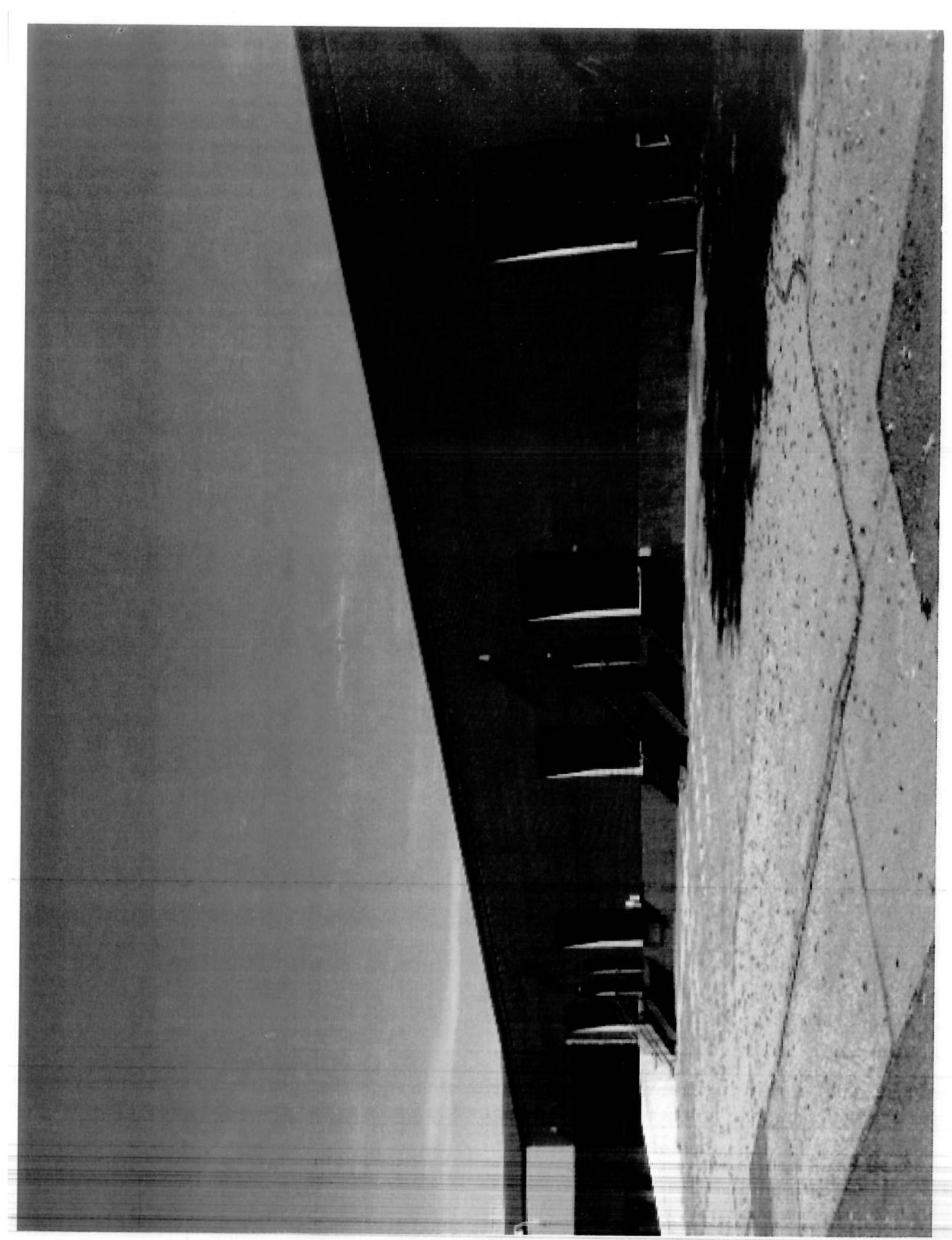
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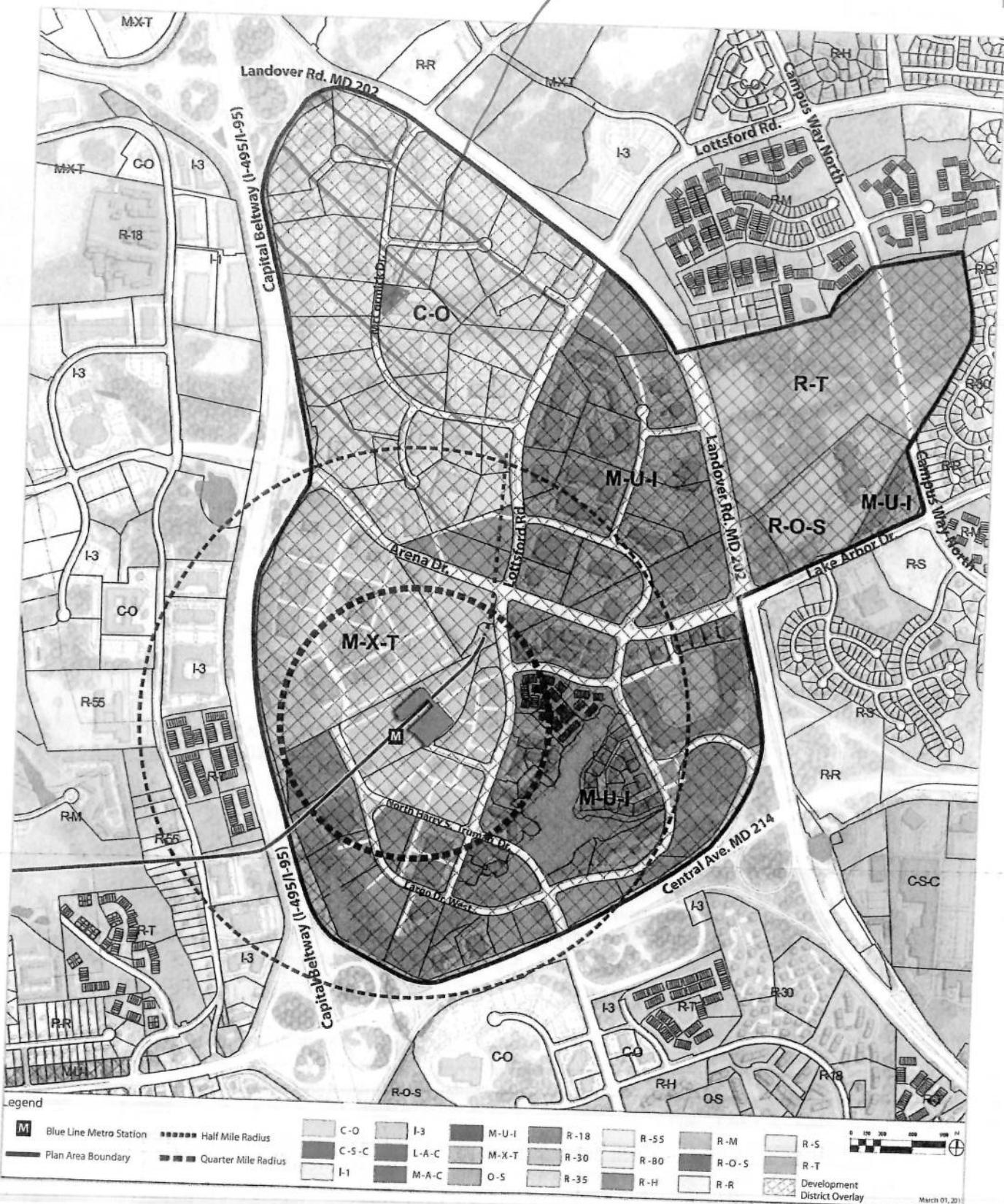




INGLEWOOD

Ex. E

Map 28: Rezoning Plan





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

Prince George's County Planning Department
Community Planning Division

301-952-4225

June 14, 2013

New Boston Inglewood I LLC
9200 BASIL CT STE 401
TRANSWESTERN
LARGO MD 20774

Dear New Boston Inglewood I LLC:

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission has published the *Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment (SMA)*. The preliminary sector plan and proposed SMA amend the 1990 *Largo-Lottsford Approved Master Plan and Sectional Map Amendment*, the 2002 *Prince George's County Approved General Plan*, the 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas*, and the 2009 *Approved Countywide Master Plan of Transportation*. The sector plan includes properties within the area bounded by the Capital Beltway (I-95/I-495), Landover Road (MD 202), the southwest boundary of the Woodview Village subdivision, Campus Way North, Lake Arbor Way, Landover Road (south of Lake Arbor Way), and Central Avenue (MD 214).

This letter is to notify you that the *Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment (SMA)* recommend the rezoning of your property to the I3 Zone and that the Development District Overlay Zone (DDOZ) be superimposed over your property as well. (See the enclosed map). Approval of the proposed SMA could ultimately result in rezoning of your property, which could then affect your property value and tax liability.

PLEASE BE AWARE THAT APPROVAL OF THE SMA AS PROPOSED WILL CHANGE THE ZONING OF YOUR PROPERTY AND COULD AFFECT YOUR PROPERTY ASSESSMENT AND PROPERTY TAX LIABILITY.

Prior to approving the *Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment*, the Prince George's District Council and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission will hold a joint public hearing to solicit public comments. The hearing will be held on **Tuesday, July 16, 2013** in the Council Hearing Room, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland. The hearing will begin at 7:00 p.m. Doors will open at 6:00 p.m. for participants to view exhibits and to meet with planning staff.

Copies of the preliminary plan are available free of charge at the following locations:

- Largo-Kettering Library, 9601 Capital Lane, Largo, MD 20774, 301-336-4044,
TTY: 301-808-2061
- Planning Information Services, Lower Level, County Administration Building, Upper Marlboro,
phone: 301-952-3195
- Office of the Clerk of the Council, 2nd Floor, County Administration Building, Upper Marlboro,
phone: 301-952-3600

If you wish to speak at the public hearing, you are encouraged to register in advance by calling 301-952-4584 or TTY 301-952-4366. Written comments will be accepted until the close of business on

Public Hearing Notice to Property Owner
Page 2

Wednesday, July 31, 2013 and should be addressed to: Redis Floyd, Clerk of the Council, Prince George's County Council, County Administration Building, Room 2198, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

For additional information about the preliminary sector plan and proposed SMA, or the public hearing, please contact me at 301-952-4225 or by e-mail to william.washburn@ppd.mncppc.org. You may also visit the project web site, www.pgplanning.org/LargoTownCenter.htm.

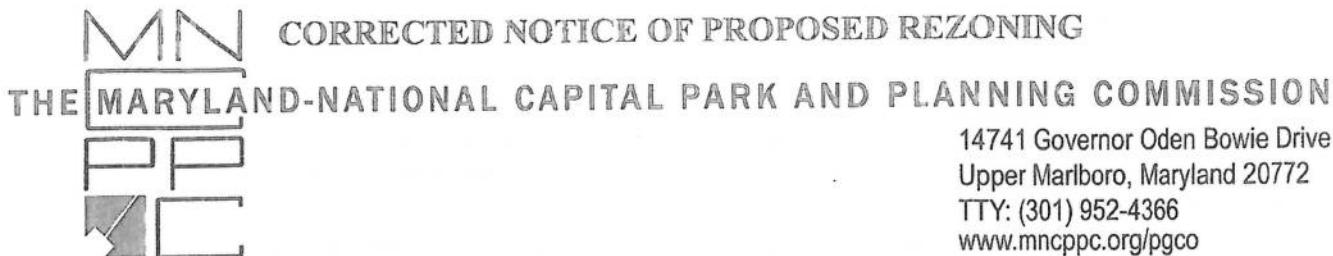
Sincerely,



William Washburn
Planning Coordinator

Enclosure

cc: Vanessa C. Akins, Chief, Strategy and Implementation



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

Prince George's County Planning Department
Community Planning Division

301-952-4225

August 22, 2013

New Boston Inglewood I LLC
Transwestern
9200 Basil Ct STE 401
Largo, MD 20774

**Re: Corrected Notice of Proposed
Rezoning of Your Property by the
Preliminary Largo Town Center
Sector Plan and Proposed
Sectional Map Amendment**

New Boston Inglewood I LLC:

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission sent out a letter notice dated June 14, 2013 to property owners within the Largo Town Center sector plan area. The notice stated that the *Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment* (SMA) recommended the rezoning of their properties and that the Development District Overlay Zone (DDOZ) be superimposed over their properties as well. (See the Zoning Change Map on the back of this letter). Our records indicate that you were included in the list of owners of property within the Largo Town Center sector plan area who received the June 14th notice of proposed rezoning.

Due to an error, the June 14th notice may have incorrectly listed the *current zone* for your property instead of the zone *proposed by the sector plan and sectional map amendment*.

This letter corrects the June 14th notice regarding the rezoning of your property. Accordingly, you are hereby notified that the *Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment* proposes to reclassify your property from the I-3 Zone to the C-O Zone. The expanded DDOZ, as proposed in the preliminary sector plan and SMA which places your property within the DDOZ, was correctly reported in the June 14th notice to you.

For additional information about the preliminary sector plan and proposed SMA, please contact me at 301-952-4225 or by e-mail to william.washburn@ppd.mncppc.org. You may also visit the project web site, www.pgplanning.org/LargoTownCenter.htm.

Sincerely,

William Washburn
Planning Coordinator

cc: Vanessa C. Akins, Chief, Strategy and Implementation