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**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**

**SITTING AS THE DISTRICT COUNCIL**

Legislative Session \_\_\_\_\_ 1990 \_\_\_\_\_

Resolution No. \_\_\_\_\_ CR-40-1990 \_\_\_\_\_

Proposed by \_\_\_\_\_ The District Council \_\_\_\_\_

Introduced by \_\_\_\_\_ Council Members Bell and Castaldi \_\_\_\_\_

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_ May 8, 1990 \_\_\_\_\_

**RESOLUTION**

**A RESOLUTION** concerning

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

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

WHEREAS, the Largo-Lottsford Plan Amendment, which sets forth

land use, zoning, and public facility recommendations and guidelines for the future development of this area, is being prepared concurrently with this Sectional Map Amendment; and

WHEREAS, on January 23, 1990, the Prince George's County Planning Board, held a duly advertised public hearing in order to give interested persons an opportunity to examine and give testimony on the proposed Sectional Map Amendment, said public hearing having been held in conjunction with the joint hearing by the Prince George's County Council (sitting as the District Council) and the Planning Board on the Preliminary Master Plan Amendment for Largo-Lottsford; and

WHEREAS, the Planning Board adopted resolution PGCPB No. 90-99 on March 29, 1990, adopting the Master Plan Amendment for Largo-Lottsford; and on the same day adopted resolution PGCPB No. 90-100 calling for transmittal of the SMA to the District Council for consideration and adoption; and

WHEREAS, the SMA was transmitted to the District Council on April 13, 1990, and the Council conducted a worksession on May 1, 1990; and

WHEREAS, the District Council has scheduled a joint public hearing with the Planning Board on the Adopted Master Plan Amendment for Largo-Lottsford, as well as a concurrent public hearing on the SMA, on June 11, 1990; and

WHEREAS, the District Council generally supports the findings of the Planning Board as expressed in PGCPB Resolution No. 90-100, the Council nevertheless is providing an opportunity for public

comment on possible additional findings described below which have arisen as a result Council review of testimony presented at the January 23, 1990, public hearing:

- a. The 19.45± acre property (E-9) in the northeast quadrant of the intersection of Lottsford Road and proposed Campus Way North is better suited for Low Suburban residential development (1.6 to 2.6 d.u./acre) than for High Urban residential development as proposed on the Adopted Master Plan, because of the emerging residential character of the properties in the vicinity.
- b. The 43.1± acre property (N-12) in the southeast quadrant of the intersection of Lottsford Road and proposed Campus Way North is better suited to Low Suburban residential development (1.6 to 2.7 d.u./acre) than for Low Urban residential development on the Adopted Master Plan, because of the existing residential character of properties to the south and east.
- c. That portion of the Leonig property (N-11) on the west side of proposed Campus Way North is better suited for Suburban residential development (2.6 to 3.5 d.u./acre) than Employment development as shown on the Adopted Master Plan, because of the need to ensure adequate transportation facilities and the need for a transitional use between Employment Area 3 and existing Low Suburban residential development on the east side of proposed

Campus Way North.

- d. The Adopted Plan's proposals for Employment Area 2 (L-1, L-15, and L-14) can be implemented through use of the C-O Zone rather than the I-3 Zone as shown in the transmitted SMA.
- e. The property (L-13) on the east side of the access road in the northwest quadrant of MD 202 and Campus Way South is better suited for Low Urban residential development than Service Commercial in the Adopted Master Plan.
- f. The Adopted Plan's recommendation for Low Urban residential development in the northwest quadrant of the intersection of Kettering Drive and Joyceton Drive (L-5) can be implemented with the R-T Zone.
- g. The property (L-8) in the southwest quadrant of the intersection of MD 202 and West Kettering Drive is better suited for Office Commercial development than Low Suburban residential development because of its prominent location and the opportunities for rehabilitation of the Mt. Lubentia National Register historic site.
- h. The 30.49± property on the west side of Harry S. Truman Drive (L-17) across from Mt. Lubentia Drive is better suited for High Suburban residential development than High Urban residential development on the Adopted Master Plan because of compatibility with existing surrounding residential development.
- i. The property in the northeast quadrant of the

intersection of I-95 and Ritchie-Marlboro Road (L-16) is better suited for Suburban residential development than Employment in the Adopted Plan because of compatibility with existing nearby residential development and the need to reserve the transportation capacity of the proposed I-95/Ritchie- Marlboro Road interchange for traffic going to the employment areas to the west of the Beltway and for traffic bypassing intensely developed areas along MD 202 between White House Road and I-95.

j. The property in the northwest quadrant of the intersection of Martin Luther King, Jr. Highway and Whitfield Chapel Road (E-1) is better suited for Suburban residential development than community-oriented offices as shown in the Adopted Plan, because of compatibility with the surrounding residential neighborhood.

k. The property (L-2) on the west side of the access road in the northwest quadrant of MD 202 and Campus Way South is better suited for Retail Commercial than Low Urban Residential Use if developed according to covenants placed on the property and entered into the January 23, 1990, public hearing record.

SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council, that the Sectional Map Amendment for Largo-Lottsford (Planning Area 73), as transmitted by the Prince George's County Planning Board on April 13, 1990, is hereby proposed for amendment

as follows (numbers shown in parenthesis correspond with zoning change numbers in the SMA text):

Amendment 1 (E-9):

Retain the 19.45+ acre property in the northeast quadrant of the intersection of Lottsford Road and proposed Campus Way North in the R-R Zone. (SMA proposed R-H.)

Amendment 2 (N-12):

Retain the 43.1+ property in the southeast quadrant of the intersection of Lottsford Road and proposed Campus Way South in the R-R Zone. (SMA proposed R-T.)

Amendment 3 (N-11):

Retain the 49.1+ acre Leonig property on the west side of proposed Campus Way North in the R-R Zone. (SMA proposed I-3.)

Amendment 4 (L-1 and L-15):

Place the 88.6+ acres lying south of Central Avenue on each side of Harry S. Truman Drive in the C-O Zone. (Existing Zoning is C-O and C-S-C; SMA proposed I-3.)

Amendment 5 (L-13):

Place the 1.05+ acre property on the east side of the access road in the northwest quadrant of the intersection of MD 202 and Campus Way South in the R-T Zone. (Existing zoning is R-18; SMA proposed C-M.)

Amendment 6 (L-5):

Place the 5.6+ acre property in the northwest quadrant of the intersection of Kettering Drive and Joyceton Drive

adjacent to the Kettering Convenience Center to the R-T Zone. (Existing zoning is C-S-C; SMA proposed R-30C.)

Amendment 7 (L-8):

Place the 29.48± acre property in the southwest quadrant of the intersection of MD 202 and West Kettering Drive, including the Mt. Lubentia National Register historic site and its proposed environmental setting, in the C-O Zone. (Existing zoning is O-S; SMA proposed R-R.)

Amendment 8 (L-17):

Retain the 30.49± acre property on the west side of Harry S. Truman Drive across from Mt. Lubentia Drive in the R-M Zone. (SMA proposed R-H.)

Amendment 9 (L-16):

Retain the 70.73± acre property in the northeast quadrant of the intersection of I-95 and Ritchie-Marlboro Road in the R-80 Zone. (SMA proposed I-3.)

Amendment 10 (E-1):

Retain the 7.66± acre property in the northwest quadrant of the intersection of Martin Luther King, Jr. Highway and Whitfield Chapel Road in the R-80 Zone. (SMA proposed C-O.)

Amendment 11 (L-2):

Place the 1.00± property on the west side of the access road in the northwest quadrant of the intersection of MD 202 and Campus Way South in the C-S-C Zone. (Existing zoning is R-18; SMA proposed R-T.)

SECTION 2. BE IT FURTHER RESOLVED by the County Council of Prince George's County, Maryland, sitting as the District Council, that the following Comprehensive Design Zone applications shall be considered in conjunction with the Sectional Map Amendment for Largo-Lottsford (Planning Area 73) for the purpose of implementing the proposals of the Master Plan Amendment:

CDZ Amendment 1: (Beall Property; A-9774)

Change the SMA proposed zoning for 39± acres, located south of Ardwick-Ardmore Road on each side of proposed St. Joseph's Drive, to the R-S (1.6 - 2.6) Zone. (Existing zoning is R-R; SMA proposed R-R.)

a. Land Use Types:

All uses permitted by Section 27-515 of the Zoning Ordinance

b. Land Use Quantities:

Gross Acreage	39± acres
Base Density (1.6 Du/Ac)	62± units
Increment *	39 units
Maximum Density (2.6 Du/Ac)	101 units

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

c. Land Use Relationships:

The basic plan indicates the spatial relationship of land uses proposed, including single-family detached and attached dwellings and a day care center.

CDZ Amendment 2: Beall Property; A-9775)

Change the SMA proposed zoning for 28± acres in the



southeast quadrant of the intersection of Ardwick-Ardmore Road and proposed St. Joseph's Drive to the L-A-C- Zone. (Existing zoning is R-R; SMA proposed R-R.)

a. Land Use Types:

All uses permitted by Section 27-515 of the  
Zoning Ordinance

b. Land Use Quantities:

Residential Gross Acreage	12.9 $\pm$ acres
Base Density (10 Du/Ac)	129 units
Increment *	129 units
Maximum Density (20 Du/Ac)	258 units
Commercial Gross Acreage	17.4 acres
Base Intensity (.20 FAR)	130,680 sq. ft.
Increment *	156,816 sq. ft.
Maximum Intensity (.28 FAR)	287,496 sq. ft.

\*The actual permissible amounts of commercial square footage and dwelling units will be determined at the time of Comprehensive Design Plan approval after an analysis of the public benefit features set forth in Section 27-496(b) of the Zoning Ordinance.

c. Land Use Relationships:

The basic plan indicates the spatial relationships of land uses proposed within the activity center, including commercial, single-family attached dwellings, and a fire station.

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

Change the SMA proposed zoning for 67 $\pm$  acres located 2,800 $\pm$  feet north of Landover Road and 2,600 $\pm$  feet east of the Capital Beltway to the R-S (1.6 - 2.6) Zone as reflected in Prince George's County Planning Board Resolution No. 90-168.

(Existing zoning is R-R; SMA proposed R-R.)

a. Land Use Types:

Single-family detached dwelling units and associated recreation and open space uses shall be the only land use types permitted. All other uses shall be prohibited.

b. Land Use Quantities:

Gross Acreage:	67.25± acres
Base density (1.6 Du/Ac)	107 units
Increment *	67 units
Maximum Density (2.6 Du/Ac)	174 units

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

c. Land Use Relationships:

The basic plan will indicate the spatial relationship of land uses proposed including residential areas, trails, and public parkland.

d. Basic Plan Conditions for Approval:

1. There shall be no grading or cutting of trees on the site prior to the approval of the Comprehensive Design Plan, except on a selective basis with written permission of the Prince George's County Planning Board.
2. The applicant shall dedicate 14 acres to the Parks Department for active recreational use. The location of the park dedication shall be determined by the

Planning Board or its designee prior to the approval of the Comprehensive Design Plan.

3. The applicant shall file a revised Basic Plan incorporating the a District Council's ordinance of approval, for signature approval by the Planning Board or its designee, within 30 days of final approval.
4. The applicant shall become a member of the Maryland Route 202 Road Club and the development of the property shall be subject to the provisions of the Road Club agreement.

e. Comprehensive Design Plan Phase II Considerations:

1. The applicant shall prepare a tree-stand delineation and a Tree Conservation Plan for approval by the Planning Board. Where possible, major stands of trees shall be preserved, especially along streams, adjoining roads, and along property lines.
2. The applicant shall prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.
3. A 50-foot minimum undisturbed buffer shall be retained along all streams. This area shall also be expanded to include the 100-year floodplain, non-tidal wetlands, steep slopes and areas of erodible soils.
4. The applicant shall prepare a noise study for approval by the Planning Board. The study shall specify the site and structural mitigation measures that will be

incorporated into the development to minimize noise intrusion and prevent exceeding a maximum 45 dBA interior noise level.

5. The Comprehensive Design Plan shall also:

a. Incorporate a continuous open space network, including pedestrian connections, which links residential areas, recreation areas, and adjacent employment areas;

b. Reflect the means for the preservation and protection of the open space network including appropriate setbacks and buffers based on existing soil conditions, slopes, water courses, vegetation and related natural features:

c. Address the provision of appropriate buffers and interconnections with adjacent residential and non-residential properties; and

d. Provide for the construction of its share of the County-wide hiker-biker trail system.

CDZ Amendment 4: Campus Way; A-9611)

Change the SMA proposed zoning for 70± acres located northeast of the intersection of proposed Campus Way North and Lottsford Road to the R-S (1.6 - 2.6) Zone. (Existing zoning is R-R; SMA proposed R-R.)

a. Land Use Types:

1. Nursing care homes
2. Churches
3. Nursery schools

4. Garages and other structures commonly associated with residences
5. Home occupations
6. Parks, playgrounds, and other outdoor recreational areas
7. Public or quasi-public recreational uses
8. Dwellings
9. Group residential facility for up to eight mentally handicapped dependent persons.

b. Land Use Quantities:

Gross Acreage	70 $\pm$ acres
Base Density (1.6 Du/Ac)	111 units
Increment *	<u>70 units</u>
Maximum Density (2.6 Du/Ac)	181 units

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

c. Land Use Relationships:

The basic plan indicates the spatial relationship of land uses proposed including single-family attached and detached dwellings and a central recreation area.

SECTION 3. BE IT FURTHER RESOLVED that the District Council shall, after holding a public hearing on the transmitted SMA and these amendments, reconsider each amendment, and may adopt any one, none, or all of such amendments, or any combination of portions thereof.

SECTION 4. BE IT FURTHER RESOLVED that the District Council,

after holding a joint public hearing on the Adopted Master Plan Amendment and a concurrent hearing on the transmitted SMA and these amendments, shall consider amending the Adopted Master Plan Amendment to provide consistency between the SMA and the Master Plan Amendment.

SECTION 5. BE IT FURTHER RESOLVED that, pursuant to Section 27-226 of the Zoning Ordinance, a public hearing be scheduled on June 11, 1990, at 7:00 p.m. in the Largo Senior High School, 505 Largo Road, Upper Marlboro, Maryland, to receive testimony on the Adopted Master Plan Amendment, the transmitted Sectional Map Amendment, and these amendments, and that a copy of this resolution be transmitted to the Prince George's County Planning Board requesting that its comments be presented at, or before, the public hearing.

Adopted this 15th day of May, 1990.

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

BY: \_\_\_\_\_  
Jo Ann T. Bell  
Chairman

ATTEST:

\_\_\_\_\_  
Jean M. Schmuhl, CMC  
Clerk of the Council

NOTE: The attached maps are available in hard copy only.