

1 COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2 SITTING AS THE DISTRICT COUNCIL

3 Legislative Session 1990

4 Resolution No. CR-71-1990

5 Proposed by The District Council

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

7 Co-Sponsors

8 Date of Introduction July 24, 1990

9 RESOLUTION

10 AN ORDINANCE concerning

11 The Largo-Lottsford

12 Sectional Map Amendment

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

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

25 WHEREAS, the Prince George's County Planning Board prepared a
26 Sectional Map Amendment pursuant to Section 27-225 of the Zoning
27 Ordinance; and

1 WHEREAS, the Prince George's County Planning Board adopted a
2 resolution (PGCPB No. 90-100) on March 29, 1990, thereby forwarding
3 the Board's comprehensive rezoning proposal (or SMA) to the District
4 Council for consideration and adoption; and

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

7 WHEREAS, the District Council conducted a worksession on May 1,
8 1990 and proposed 15 amendments to the SMA as described in Council
9 Resolution 40-1990; and referred these amendments to the Planning
10 Board for comment; and

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

17 WHEREAS, the District Council conducted a worksession on July
18 3, 1990; and

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

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

1 conflict with the Master Plan's land use recommendations; and

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

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

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

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

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

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

1 with SMA procedures; and

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

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

16 Amendment 1 (N-11):

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

24 Amendment 2 (L-5):

25 Place the 5.6+ acre property, located on the north side of
26 Joyceton Drive, approximately 600 feet west of Kettering Drive,
27 in the R-T Zone. This zone implements the Low Urban Density

1 Residential recommendation of the Master Plan.

2 Amendment 3 (L-15):

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

10 Amendment 4 (E-1):

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

19 SECTION 2. BE IT FURTHER RESOLVED that, subsequent to the SMA
20 transmittal, the Planning Board reviewed four Comprehensive Design
21 Zone (CDZ) applications (A-9774, A-9775, A-9637 and A-9611) and has
22 recommended approval in accordance with recommendations set forth by
23 Resolutions PGCPB No. 89-533, 89-534, 90-168, and 90-259 and that
24 the District Council finds that these applications satisfy the
25 requirements of the Zoning Ordinance, and therefore approves these
26 applications as described in the following CDZ amendments:
27

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

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

6 Land Use Types:

7 The following land use types shall be permitted:

- 8 • Single-family detached and single-family attached units;
- 9 • A 2+ acre day care center for no more than 40 children;
- 10 • Garage or other accessory structure commonly associated
- 11 with a dwelling;
- 12 • Home occupations;
- 13 • Parks, playgrounds or other outdoor recreational areas;
- 14 and
- 15 • Parking lot, garage or loading area to serve permitted
- 16 uses.

17 Land Use Quantities:

18 Gross Acreage: 39 acres

19 Base Density (1.6 DU/AC) 62 units

20 Increment* 39 units

21 Maximum Density (2.6 DU/AC) 101 units

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

26 Conditions:

27 1. The applicant shall design and install a traffic signal at

1 the intersection of Lottsford-Vista Road and Lottsford
2 Road prior to the issuance of any building permit or when
3 deemed necessary by the Department of Public Works and
4 Transportation's (DPW&T) Traffic Section.

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

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

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

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

24 6. The Basic Plan shall be revised to indicate that at least
25 7.7 acres of open space will be provided for recreation.
26 Land within the 100-year water surface elevation of any
27 required stormwater management facilities shall be

1 excluded from the open space calculation. The exact
2 location of this area shall be determined during CDP
3 Review. The Basic Plan shall also conceptually illustrate
4 primary and secondary trail connections.

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

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

12 Comprehensive Design Plan - Phase II Considerations:

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

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

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

27 4. The applicant shall prepare a forest stand delineation and

1 a Type I Tree Conservation Plan for approval by the
2 Planning Board or its designee. Where possible, major
3 stands of trees shall be preserved, especially along
4 streams, adjoining roads and property lines.

- 5 5. The applicant shall prepare a 100-year floodplain study
6 and a stormwater management concept plan for approval by
7 the Department of Environmental Resources.
- 8 6. A 50-foot-wide undisturbed buffer shall be retained along
9 all streams. This area shall also be expanded to include
10 the 100-year floodplain, wetlands, steep slopes, and areas
11 of erodible soils.
- 12 7. The applicant shall demonstrate that the proposed
13 development complies with the Patuxent River Policy Plan
14 criteria.
- 15 8. Vehicular access points shall be limited along St.
16 Joseph's Drive. Individual lots shall not front or have
17 direct access to this road.
- 18 9. Landscaping, screening, berming, setbacks, and the
19 orientation of buildings shall be used to buffer dwelling
20 units from adjoining residential uses and adjacent
21 properties. Single-family attached dwelling units shall
22 be restricted to the east side of St. Joseph's Drive.
- 23 10. The trails system shall be designed as an interconnecting
24 neighborhood system, linking all aspects of the subject
25 development and providing connections to adjacent
26 properties where appropriate.
- 27 11. Adequate landscaped bufferyards and screening shall be

provided between the day care center, adjoining residences, and the adjacent fire station.

Specific Design Plan - Phase III Considerations:

1. Up-to-date security hardware shall be used on all doors and windows.
2. Street names, addresses and entranceways shall be lighted for easy identification at night.

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

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

Land Use Types:

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

Land Use Quantities:

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

* The maximum intensity of .153 FAR is below the minimum permissible of .20 FAR. However, the applicant's market study only justified a maximum of 100,000 square feet of

1 retail-commercial space.

2 ** The maximum density of 8.5 dwelling units per acre is below
3 the minimum permissible of 10 dwelling units per acre.

4 However, the applicant's Basic/Illustrative Plan proposed
5 and the traffic study assessed the impact of not more than
6 85 dwelling units for this site.

7 Conditions:

- 8 1. The applicant shall design and install a traffic signal at
9 the intersection of Lottsford-Vista Road and Lottsford
10 Road prior to the issuance of any building permit or when
11 deemed necessary by the Department of Public Works and
12 Transportation's (DPW&T) Traffic Section.
- 13 2. The applicant shall construct per DPW&T standards or pay
14 an equivalent fee-in-lieu for the provision of a second
15 northbound through-lane along St. Joseph's Drive at its
16 approach to Campus Way. This improvement is in addition
17 to those already committed by the MD Route 202 Road Club.
- 18 3. The applicant shall agree to similar conditions as those
19 established by the Planning Board for the MD Route 202
20 Road Club for residential development and participate in
21 funding of required improvements to MD Route 202 as
22 identified in the Largo-Lottsford Master Plan. The exact
23 amount and payment method are to be determined by the
24 Planning Board at the time of Comprehensive Design Plan
25 (CDP) or Preliminary Subdivision review.
- 26 4. There shall be no grading or cutting of trees on the site
27 prior to approval of the Comprehensive Design Plan, except

1 on a selective basis with written permission of the Prince
2 George's County Planning Board.

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

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

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

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

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

22 Comprehensive Design Plan - Phase II Considerations:

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

2. Recreation facilities offered as public benefit features in exchange for density increments must be in addition to subdivision requirements for mandatory dedication, sufficient to meet the needs of the resident population and in accordance with the Parks and Recreation Facilities Guideline.
3. The applicant shall consider offering a fee-in-lieu for the Largo-Lottsford Branch Library as a public benefit feature in exchange for density increments.
4. The applicant shall consider offering the dedication of land in the proposed activity center for a new fire station as a public benefit feature in exchange for density and intensity increments. If elected, the applicant's intent to dedicate this site shall be reflected in the Preliminary Subdivision Plan.
5. The applicant shall prepare a forest stand delineation and a Type I Tree Conservation Plan for approval by the Planning Board or its designee. Where possible, major stands of trees shall be preserved, especially along streams, adjoining roads and property lines.
6. The applicant shall prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.
7. A 50-foot-wide undisturbed buffer shall be retained along all streams. This area shall also be expanded to include the 100-year floodplain, wetlands, steep slopes and areas of erodible soils.

- 1 8. The applicant shall demonstrate that the proposed
2 development complies with the Patuxent River Policy Plan
3 criteria.
- 4 9. Vehicular access points shall be limited along Ardwick-
5 Ardmore Road and St. Joseph's Drive. Individual
6 residential and commercial lots shall not front or have
7 direct access to these roads. This shall not preclude
8 direct access for a future fire station if deemed
9 appropriate for public safety considerations.
10 Furthermore, the potential for indirect access to
11 relocated Ardwick-Ardmore road, through a residentially-
12 zoned area, shall only be permitted upon a demonstration
13 of safe traffic operations and compatibility with the
14 adjoining residential area.
- 15 10. Landscaping, screening, berming, setbacks and the
16 orientation of buildings shall be used to buffer the
17 activity center and its attached dwelling units from
18 adjoining residential uses and adjacent properties.
19 Residential uses in the activity center shall be
20 restricted to single-family attached units.
- 21 11. The trails system shall be designed as an interconnecting
22 neighborhood system, linking all aspects of the subject
23 development and providing connections to adjacent
24 properties where appropriate.
- 25 12. Adequate landscaped bufferyards and screening shall be
26 provided between the activity center, adjoining residences
27 and fire station.

Specific Design Plan - Phase III Considerations:

1. Street names, addresses and entranceways shall be brightly lighted for night visibility.
2. Up-to-date security hardware shall be used on all doors and windows.

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

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

Land Use Types:

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

Land Use Quantities:

Gross Area: 67.25 $\pm$ acres

Base Density: 1.6 dwelling units per acre (107 units)

Maximum Density 2.6 dwelling units per acre (174 units)*

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

1 Conditions:

- 2 1. There shall be no grading or cutting of trees on the site
3 prior to the approval of the Comprehensive Design Plan,
4 except on a selective basis with written permission of the
5 Prince George's County Planning Board.
- 6 2. The applicant shall file a revised Basic Plan
7 incorporating the District Council's ordinance of approval
8 for signature approval by the Planning Board or its
9 designee within 30 days of final approval.
- 10 3. The applicant shall become a member of the Maryland Route
11 202 Road Club and the development of the property shall be
12 subject to the provisions of the Road Club agreement.

13 Comprehensive Design Plan Phase II Considerations:

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

1 structural mitigation measures that will be incorporated
2 into the development to minimize noise intrusion and
3 prevent interior noise from exceeding a maximum 45 dBA.

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

13 6. The Comprehensive Design Plan shall also:

- 14 o Illustrate a continuous open space network,
15 incorporating pedestrian connections and linking
16 residential areas, recreation areas and adjacent
17 employment areas;
- 18 o Reflect the means for the preservation and protection
19 of the open space network including appropriate
20 setbacks and buffers based on existing soil
21 conditions, slopes, water courses, vegetation, and
22 related natural features;
- 23 o Address the provision of appropriate buffers and
24 interconnections with adjacent residential and non-
25 residential properties; and
- 26 o Provide for the construction of its share of the
27 Countywide hiker/biker trail system.

1
2 CDZ Amendment 4 (Campus Way, A-9611):

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

7 Land Use Types:

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

14 Land Use Quantities:

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

19 *The actual number of dwelling units will be determined
20 during the Comprehensive Design Plan review based upon an assessment
21 of the proposed public benefit features in accordance with Section
22 27-513(b) of the Zoning Ordinance.

23 Conditions:

- 24 1. The applicant shall join the MD Route 202 Road Club and
25 the development of the subject property shall comply with
26 all applicable conditions for improvements to the area
27 road network, as will be required by the Planning Board

1 upon its review of the Comprehensive Design Plan and
2 Preliminary Subdivision Plan.

3 2. The Basic Plan Map and text shall be revised as follows:

- 4 a. Delete churches, nursing care homes, nursery schools,
5 group residential facilities and single-family
6 attached units from the proposed permitted uses;
- 7 b. Conceptually illustrate the trail system recommended
8 in the 1975 Countywide Trails Plan and the feeder
9 trail connections to the Western Branch Stream Valley
10 multi-use trail system. The extent and alignments
11 shall be determined by the Planning Board during
12 Comprehensive Design Plan (CDP) review;
- 13 c. Conceptually illustrate and note that at least 7.9
14 acres will be dedicated for active and passive
15 recreation use. The location of this acreage and its
16 suitability for the intended uses shall be determined
17 by the Planning Board during CDP review; and
- 18 d. Expansion of the proposed landscape buffer along
19 proposed Campus Way North from 50 feet wide to 75-100
20 feet wide. The actual depth of the bufferyard shall
21 be determined by the Planning Board during CDP
22 review.

23 Comprehensive Design Plan - Phase II Considerations:

- 24 1. Road connections between the subject property and the
25 adjoining property to the north shall be coordinated.
- 26 2. The applicant shall consider offering a fee-in-lieu for
27 the Largo-Kettering Branch Library as a public benefit in

1 exchange for density increments.

2 3. The applicant shall obtain approval of a conceptual
3 stormwater management plan by the Department of
4 Environmental Resources prior to approval of Preliminary
5 Subdivision Plan and Comprehensive Design Plan.

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

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

13 Specific Design Plan - Phase III Considerations:

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

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

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

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

26 SECTION 5. BE IT FURTHER RESOLVED that conditions which have
27 been attached to previously approved zoning applications are

1 considered to be a part of this Sectional Map Amendment when the
2 previous zoning category has been maintained and noted on the Zoning
3 Map.

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

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

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

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

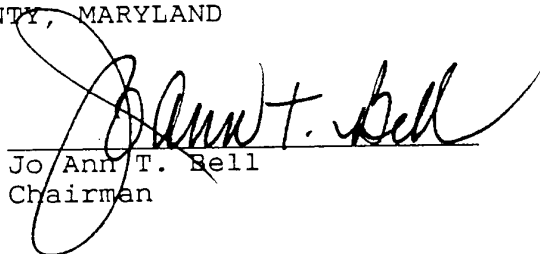
24 SECTION 10. BE IT FURTHER RESOLVED that the provisions of this
25 Ordinance are severable and if any zone, provision, sentence,
26 clause, section or part thereof is held illegal, invalid,
27 unconstitutional, or inapplicable to any person or circumstances,

1 such illegality, invalidity, unconstitutionality or inapplicability
2 shall not affect or impair any of the remaining provisions,
3 sentences, clauses, sections or parts of the Act or their
4 application to other zones, persons or circumstances. It is hereby
5 declared to be the legislative intent that the Act would have been
6 adopted as if such illegal, invalid, unconstitutional, or
7 inapplicable zone, provision, sentence, clause, section, or part had
8 not been included therein.

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

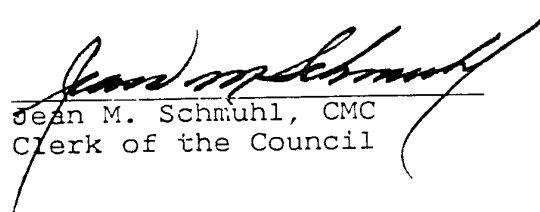
11 Adopted this 24th day of July, 1990.

12 COUNTY COUNCIL OF PRINCE
13 GEORGE'S COUNTY, MARYLAND
14 SITTING AS THE DISTRICT COUNCIL FOR
15 THAT PART OF THE MARYLAND-WASHINGTON
16 REGIONAL DISTRICT IN PRINCE GEORGE'S
17 COUNTY, MARYLAND

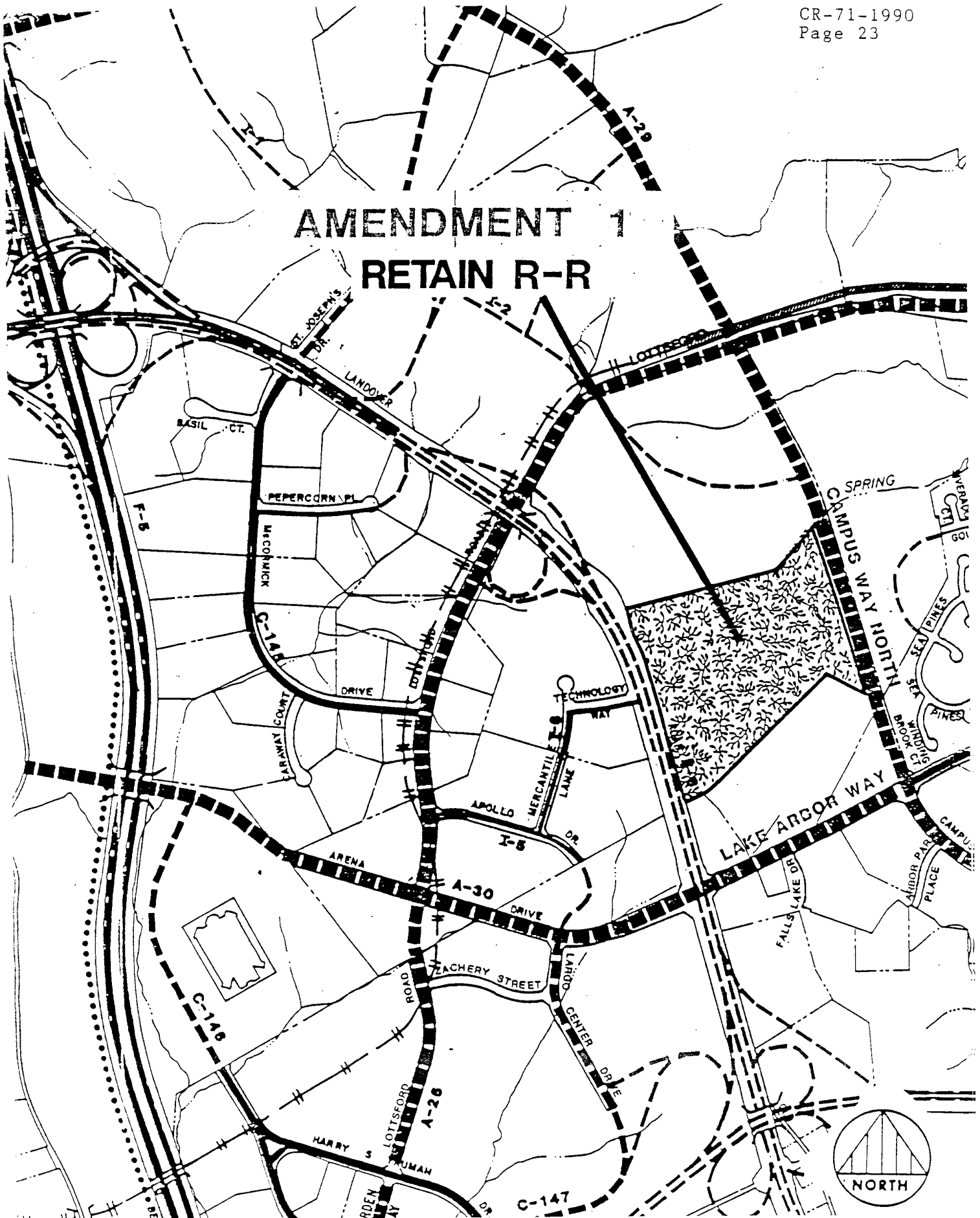
18 BY: 

19 Jo Ann T. Bell
20 Chairman

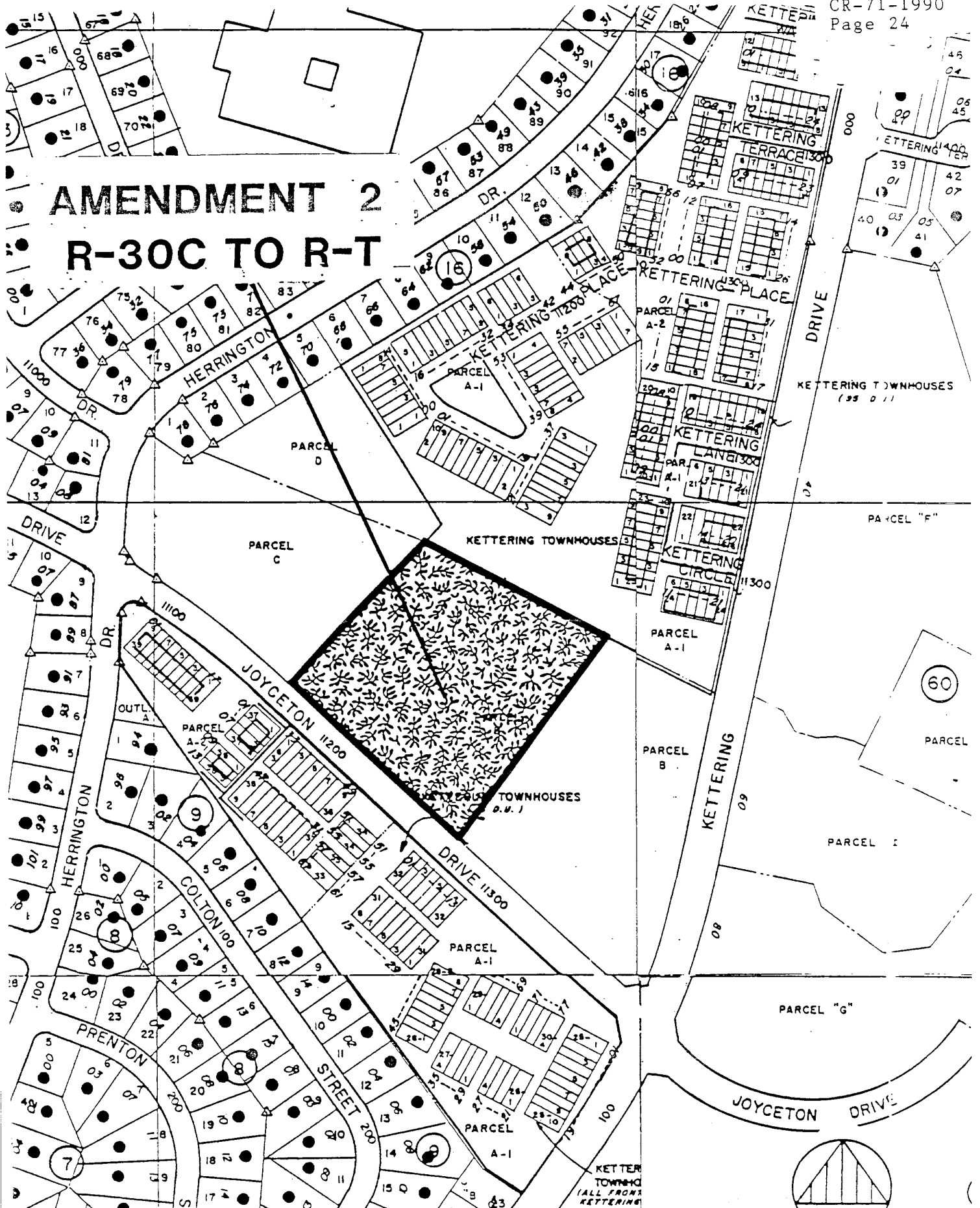
21 ATTEST:

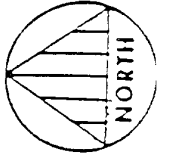
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23 Jean M. Schmuhl, CMC
24 Clerk of the Council
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AMENDMENT 1 RETAIN R-R



AMENDMENT 2 R-30C TO R-T

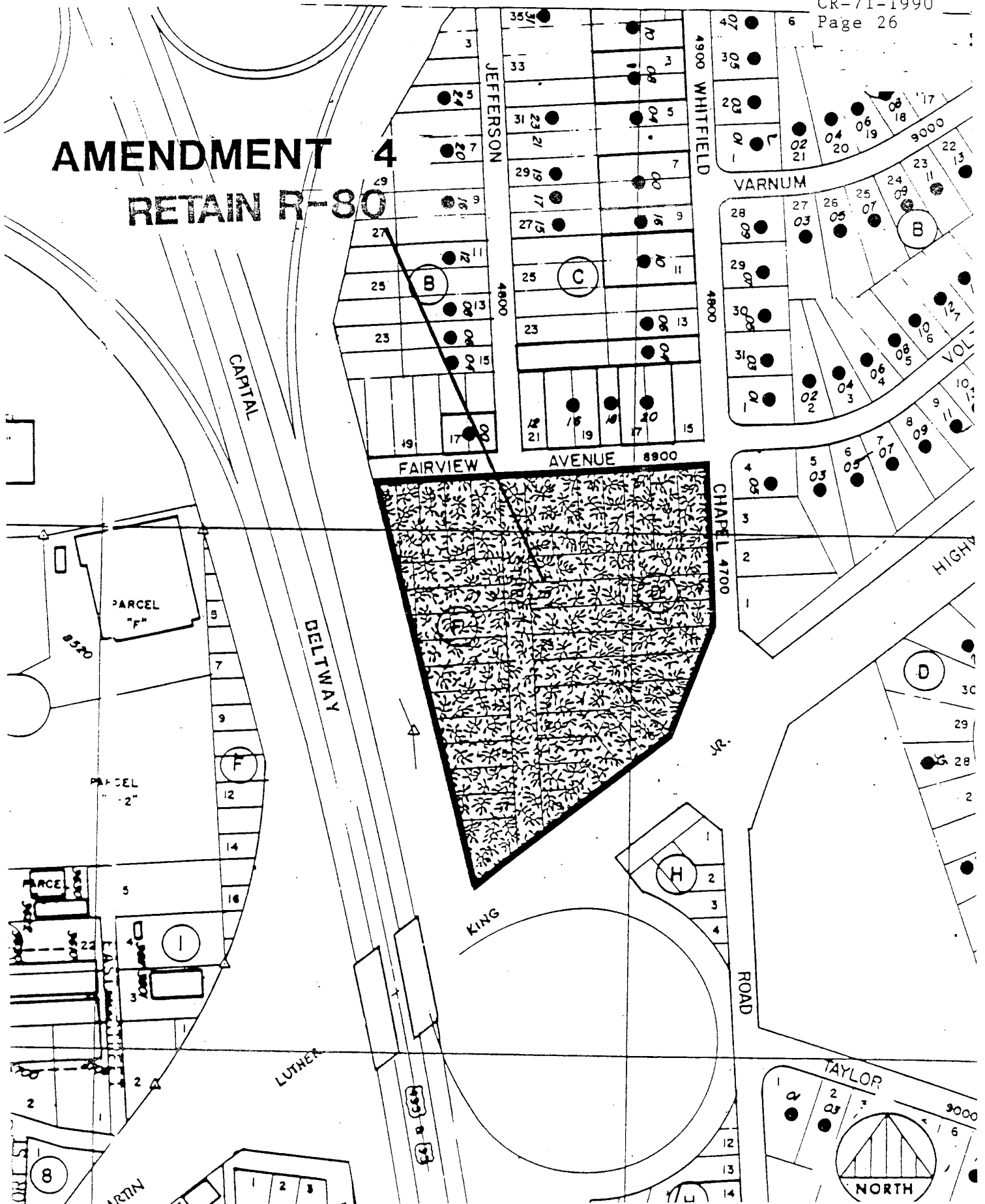


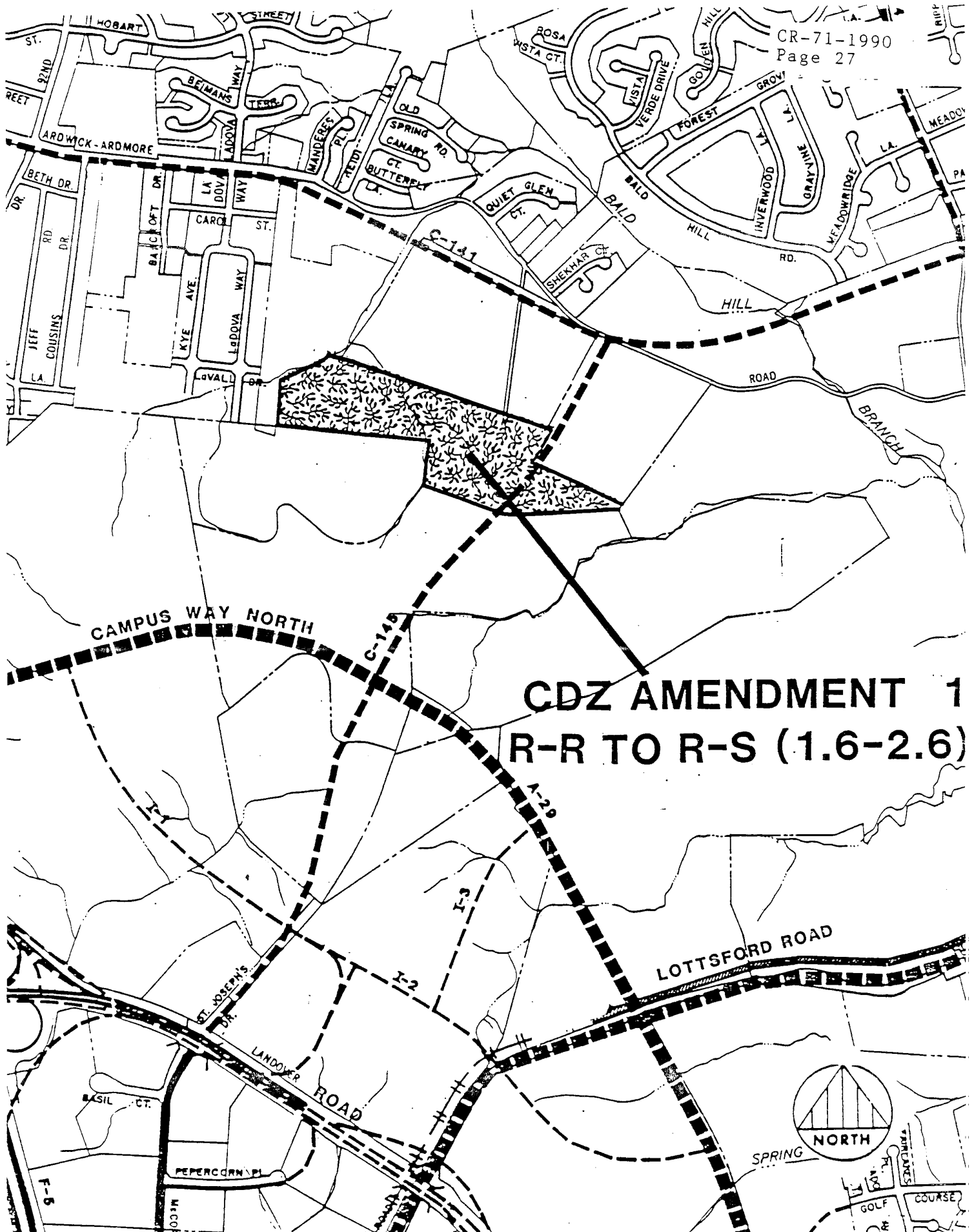


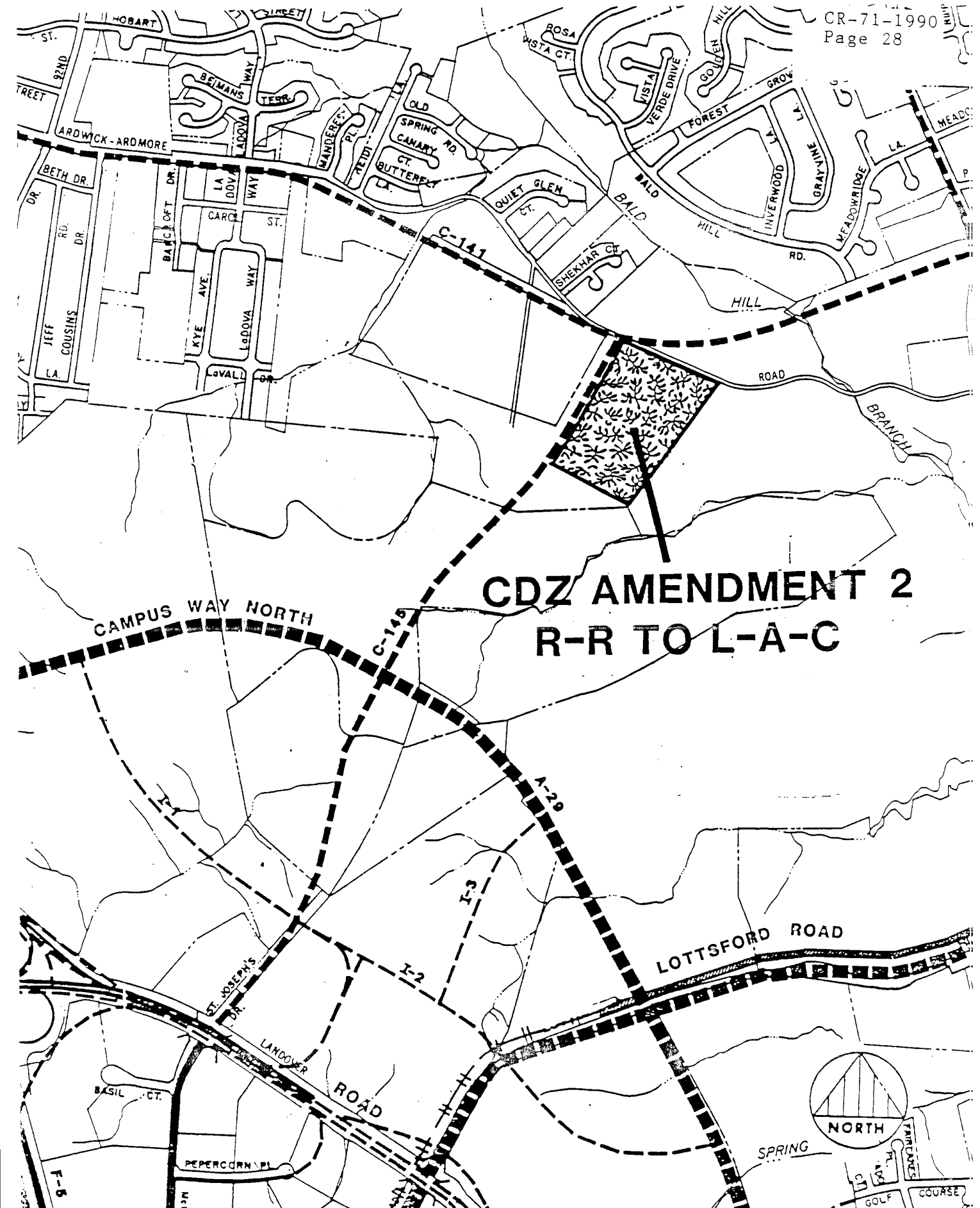
AMENDMENT 3 RETAIN C-0

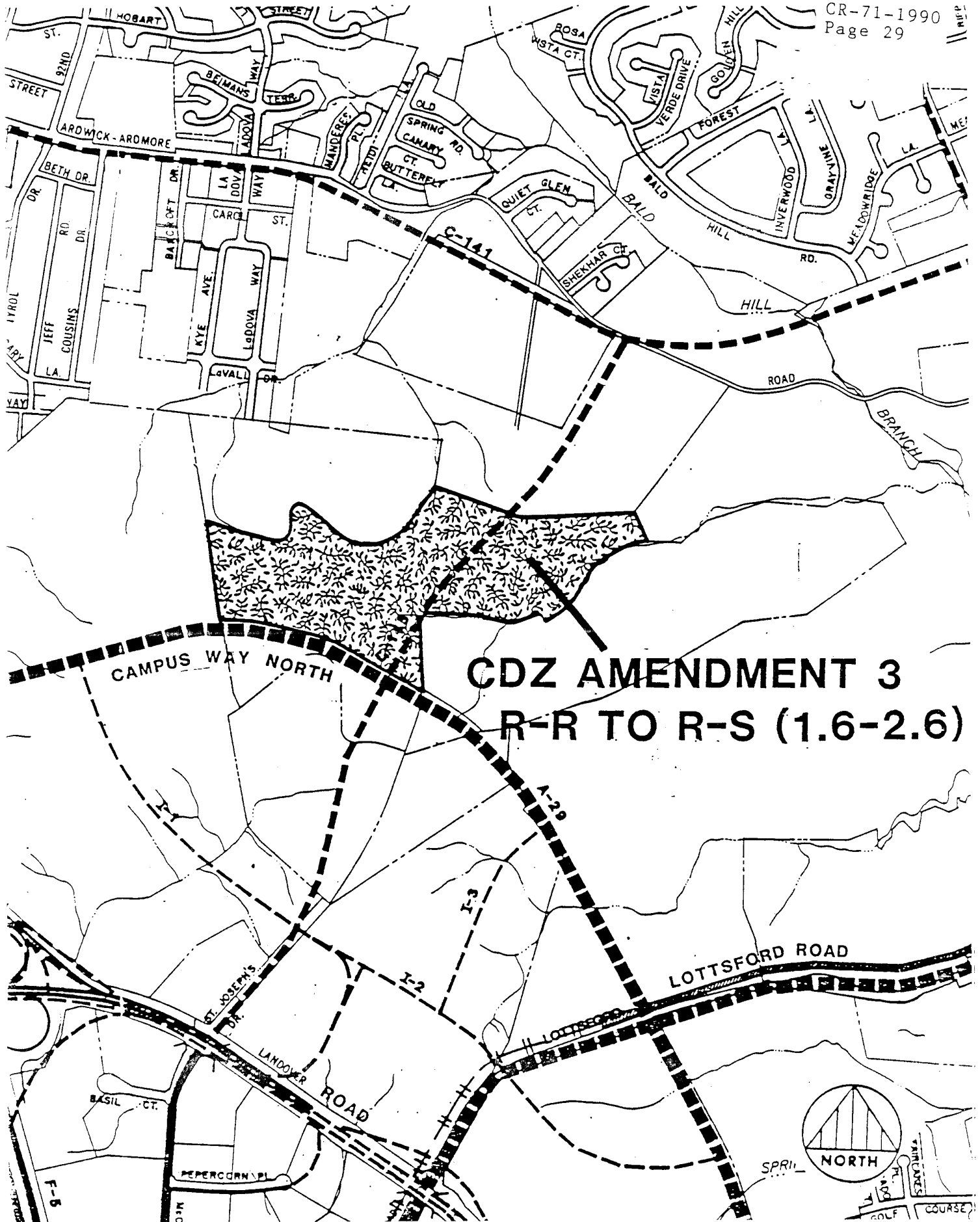


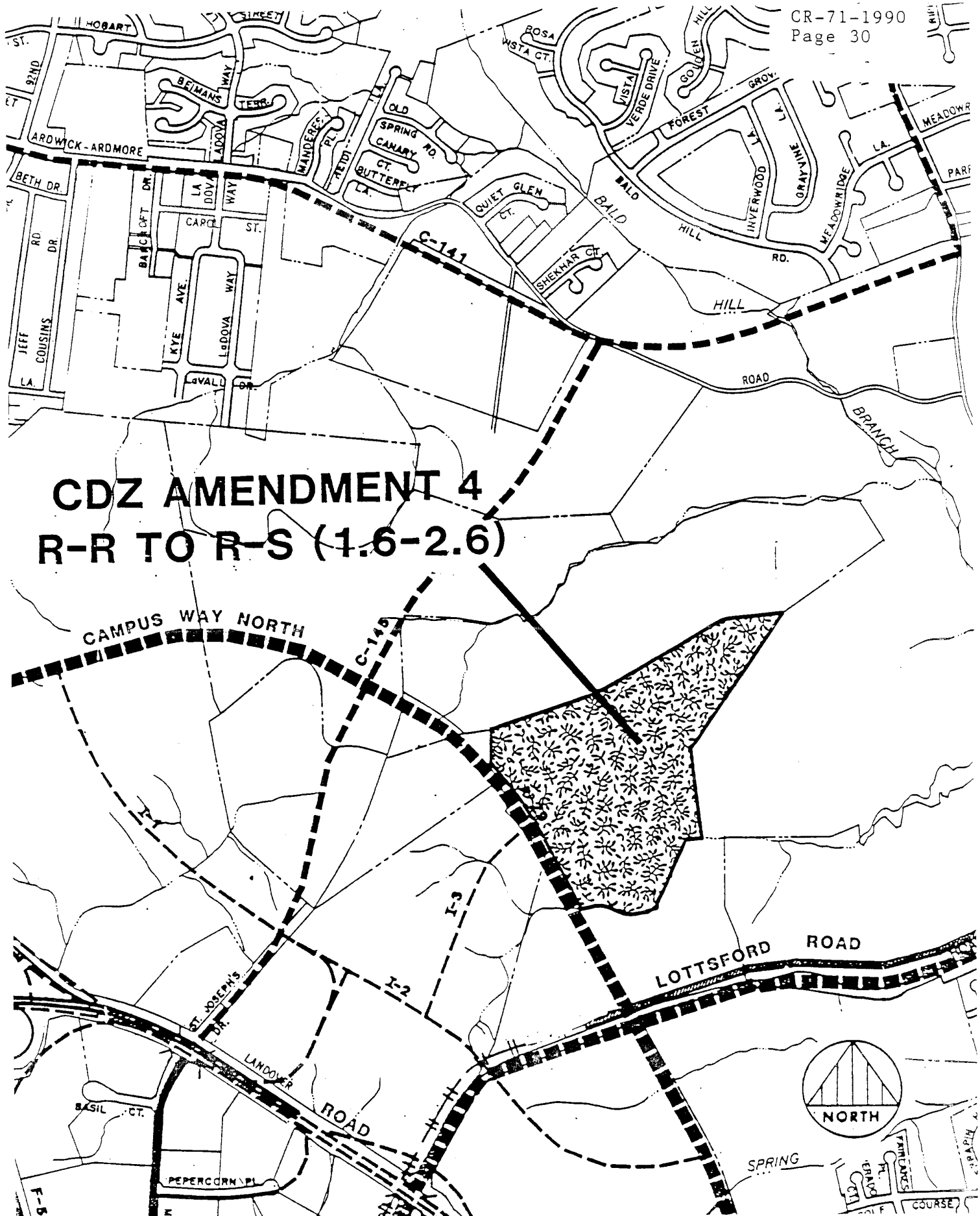
AMENDMENT 4 RETAIN R-80











CDZ AMENDMENT 4 R-R TO R-S (1.6-2.6)