# Prince George's County Council

## Agenda Item Summary

**Meeting Date:** 6/7/2016
**Reference No.:** CR-046-2016
**Draft No.:** 1
**Proposer(s):** Davis
**Sponsor(s):** Davis
**Item Title:** A RESOLUTION CONCERNING THE 2013 LARGO TOWN CENTER SECTOR PLAN AND SECTIONAL MAP AMENDMENT for the purpose of approving, in accordance with procedures set forth in the Zoning Ordinance of Prince George's County, Maryland, certain minor amendments to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment.

**Effective Date:**
**Chapter Number:**
**Public Hearing Date:**

**Drafter:** Karen T. Zavakos, Zoning and Legislative Counsel
**Resource Personnel:** Nellvenia W. Johnson, Chief of Staff / Legislative Aide, District 6

**LEGISLATIVE HISTORY:**

| Date: | Acting Body: | Action: | Sent To: |
|---|---|---|---|
| 06/07/2016 | County Council | introduced | |

**Action Text:**
This Resolution was introduced by Council Members Davis and Franklin

| | | | |
|---|---|---|---|
| 06/07/2016 | County Council | rules suspended | |

**Action Text:**
A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that the Council Rules of Procedure be suspended to allow for the immediate adoption of this Resolution. The motion carried by the following vote:

Aye: 8 Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Toles and Turner

Absent: 1 Taveras

| | | | |
|---|---|---|---|
| 06/07/2016 | County Council | adopted | |

**Action Text:**
A motion was made by Vice Chair Glaros, seconded by Council Member Turner, that this Resolution be adopted. The motion carried by the following vote:

Aye: 8 Davis, Franklin, Glaros, Harrison, Lehman, Patterson, Toles and Turner

Absent: 1 Taveras

**AFFECTED CODE SECTIONS:**

**BACKGROUND INFORMATION/FISCAL IMPACT:**

Sections 27-548.26 and 27-642 of the Zoning Ordinance of Prince George's County provide a process for initiation and approval of minor amendments to approved comprehensive plans by the District Council. Accordingly, by way of its adoption of CR-79-2015 and CR-4-2016 on November 17, 2015, and January 12, 2016, respectively, the District Council directed initiation of certain minor amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*, namely to clarify a potential discrepancy between the plan text and Map 31 concerning minimum building height standards within the Largo Town Center Development District, and to clarify and to refine certain standards for free-standing and monument signs within the district standards of the Largo Town Center Development District.

In accordance with the procedural requirements in Section 27-642 of the Zoning Ordinance, the District Council and the Prince George's County Planning Board conducted a joint public hearing on the proposed minor amendments on February 16, 2016, in order to seek public comment for the purpose of receiving public comment and/or written testimony concerning the proposed minor amendments into the record of joint public hearing testimony. After the close of the public hearing record, the Planning Board reviewed the record testimony with its staff and transmitted its comments and recommendations to the District Council as prescribed by law.

Thereafter, on May 31, 2016, in accordance with the published public meeting agenda, the County Council sitting as the District Council convened as the Committee of the Whole to conduct a public work session to review the record of public testimony received at the February 16, 2016, joint public hearing on the proposed minor amendments. After presentations by the Planning Department and Council legal staff, as well as questions and other discussion from the committee members, the Committee of the Whole voted to direct staff to prepare this Resolution of Approval for the proposed minor amendment to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*, with certain minor, non-substantive revisions.

**Document(s):** R2016046, CR-46-2016 Attachment A

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**
**SITTING AS THE DISTRICT COUNCIL**
**2016 Legislative Session**

Resolution No. CR-46-2016
Proposed by Council Member Davis
Introduced by Council Member Davis
Co-Sponsors
Date of Introduction June 7, 2016

**RESOLUTION**

A RESOLUTION concerning

The 2013 Largo Town Center Sector Plan and Sectional Map Amendment

For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of Prince George's County, Maryland, certain minor amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* Development District Standards.

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

WHEREAS, in accordance with the provisions of the Zoning Ordinance of Prince George's County, Maryland, the comprehensive zoning proposal approved by the District Council also approved a D-D-O (Development District Overlay) Zone for the geographic area of the County included within the plan boundaries of the Largo Town Center; and

WHEREAS, as stated within Section 27-548.19 of the Zoning Ordinance, the purpose of the D-D-O Zone is to ensure that the development of land in the Largo Town Center development district meets the goals established for the district in the Largo Town Center Sector Plan and takes advantage of unique opportunities presented by the district; and

WHEREAS, in accordance with Section 27-548.24 of the Zoning Ordinance, the District Council's 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* approved five (5) sector plan subareas, including a Transit-Oriented Development Core within the Southwest Quadrant, as well as four (4) surrounding quadrants to guide development within the Largo Town Center Development District area; and

WHEREAS, within each quadrant, there are certain development standards which replace

or modify the development regulations applicable to the underlying zoning classifications therein; and

WHEREAS, the Largo Town Center District Development District standards set forth Urban Design Criteria prescribing certain minimum building height requirements for the approval of development proposals within the Transit-Oriented Development ("TOD") Core, the Southeast, Northeast, and Northwest Quadrants, and the East Area of the development district; and

WHEREAS, in addition to the text of the Urban Design Criteria set forth with within the text of the Largo Town Center Development District Standards within Chapter 8 of the Sectional Map Amendment, the District Council also approved a Building Heights Plan Diagram, incorporated within the Development District Standards of the Largo Town Center Development District as Map 31 on page 142 of the Sectional Map Amendment for the Largo Town Center Development District; and

WHEREAS, the District Council finds that, after the approval of the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* via the District Council's adoption of CR-137-2013 and CR-138-2013 on November 12, 2013, a potential discrepancy was discovered between the specificity of minimum building heights within the quadrants of the Development District, including the TOD Core; and

WHEREAS, in furtherance of realizing the Largo Town Center Development District vision, the District Council finds that there is a need to initiate a minor amendment to the 2013 Largo Town Center Development District in order to ensure that the specific minimum building heights prescribed within the Building Heights Plan Diagram in Map 31 on page 142 are reflected in the plan text and Development District standards within Chapter 8 at page 141 of the Largo Town Center Development District on page 141; and

WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance establish a process whereby which the District Council may initiate minor amendments to an approved D-D-O Zone; and

WHEREAS, it is the finding of the District Council that the proposed minor amendments are authorized by the provisions of Section 27-642, as the foregoing amendments: (1) advance the goals of an approved development district plan; (2) involve no more than 50% of the underlying plan area, but are not limited to a single property or property owner; and (3) do

not constitute amendment which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis; and

WHEREAS, in furtherance of realizing the County's vision for the Largo Town Center Development District, and pursuant to the provisions of Sections 27-548.26 and 27-642 of the Zoning Ordinance, the District Council adopted CR-79-2015 on November 17, 2015, and CR-4-2016 on January 12, 2016, respectively, to initiate a minor amendment process in accordance with the Zoning Ordinance for preparation of certain minor amendments to the Largo Town Center Sectional Map Amendment, as follows: (1) to clarify the minimum building height regulations within the Urban Design Criteria in the development district standards and Map 31 on page 142 of the Sectional Map Amendment; (2) to clarify certain Signage Design Criteria for freestanding and monumental signs set forth in the development district standards of the Sectional Map Amendment; and (3) to refine the district standards for free-standing and monument signs for consistency with certain industry standards; and

WHEREAS, in accordance with the prescriptions of law, the District Council and the Prince George's County Planning Board conducted a duly advertised joint public hearing on February 16, 2016, in order to receive public comment into a record of joint public hearing testimony concerning the proposed minor amendments; and

WHEREAS, after the close of the public hearing record, staff prepared a summary of the hearing testimony in the record for the February 16, 2016, for use by the Planning Board in the preparation and transmittal of its recommendation on the minor amendment to the District Council in March, 2016; and

WHEREAS, on May 31, 2016, the District Council conducted a public work session to examine the record of joint public hearing testimony and recommendations of Planning Board regarding the proposed minor amendments to the 2013 Largo Town Center Development District standards; and

WHEREAS, after a presentation by staff as to the record of public hearing testimony, as well as questions and discussion by members, the Council voted favorably to direct staff to prepare a resolution of approval as to the proposed minor amendments, and reflecting the Council Committee of the Whole direction in its favorable report as to the proposed minor amendments on May 31, 2016.

NOW, THEREFORE, BE IT RESOLVED by the 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, that, in accordance with Sections 27-548.26 and 27-642 of the Zoning Ordinance, the following Minor Amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* be and are same is hereby approved:

**MINOR AMENDMENT 1:**

Amend the development district standards and sector plan text to clarify that the minimum building height standards recited within the Urban Design Criteria for the TOD Core shall be a minimum of six (6) stories, and that the plan text addressing the Southeast, Northeast, and Northwest Quadrants reflect the minimum building height requirements set forth in the Building Heights Plan Diagram in Map 31, "Building Heights," on page 142 of the Largo Town Center Development District, to incorporate a new Building Heights diagram as Map 31.1 within the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* for the five subareas of the development district with street grid, that is color-coded in order to clarify the specific minimum building height requirements, by parcel, as it pertains to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* approved the District Council via adoption of CR-137-2013 and CR-138-2013 on November 12, 2013; and that the Planning Department staff of the Maryland-National Capital Park and Planning Commission correct any and all other potential inconsistencies in the plan text in order to reflect the minimum height requirements within Map 31, approved as reflected in Attachment A, attached hereto and incorporated as set forth fully within this Resolution.

**MINOR AMENDMENT 2:**

Amend the development district standards and sector plan text by deleting bullet "a" within Exemption 8 on page 129, as follows:

[a. Changes in ownership of a certified nonconforming use or a use that was lawful or could be certified as a legal nonconforming use on the date of the SMA approval shall be permitted subject to the provisions of Section 27-241.]

**MINOR AMENDMENT 3:**

Amend General Provision 2, pages 170 and 173–74, to read as follows:

"Except as provided for under Free-Standing and Monumental Signs, [A] all new signs shall be attached to the façade. …"

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission in accordance with procedural requirements of Sections 27-548.26 and 27-642 of the Zoning Ordinance.

Adopted this 7th day of June, 2016.

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: _____
Derrick Leon Davis
Chairman

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

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

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

UPDATED TECHNICAL STAFF REPORT

March 10, 2016

**SUBJECT:** **Minor Amendments to the 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment***

The District Council, by Council Resolution 79-2015, approved on November 17, 2015, directed the Planning Board to initiate a minor amendment to the 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment*. The proposed minor amendment revises the Development District Standards of the Largo Town Center Development District Overlay Zone (DDOZ) to clarify the applicability of the minimum building heights set forth in Map 31 under the Urban Design Criteria section of the approved Sectional Map Amendment.

On January 12, 2016, the District Council, by Council Resolution 4-2016, directed the Planning Board to initiate three additional minor amendments to the 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment*. The proposed minor amendments will (1) clarify the exemption of existing nonconforming uses from the development district standards, (2) include an allowance for free-standing and monumental signs, and (3) modify the design standards for free-standing and monumental signs.

Staff presents the following evaluation and findings pertaining to the proposed amendment to the 2013 *Approved Largo Town Center Station Area Sector Plan* and *Sectional Map Amendment*. They were reviewed and evaluated for conformance with the following criteria:

a. The requirements of Section 27-642 of the Zoning Ordinance for a Minor Amendment to an Approved Master, Sector, Functional Plans and Development District Overlay Zones.

b. The 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment.*

This technical staff report concludes with recommendations regarding the proposed minor amendments.

## PROPOSED AMENDMENTS

1. **Clarify the development district overlay standards for building heights to make the text consistent with the Building Heights Map** (per CR-79-2015)

—Amend the development district standards and sector plan text to clarify that the minimum building height standards recited within the Urban Design Criteria for the TOD Core shall be a minimum of six (6) stories, and that the plan text addressing the southeast, northeast, and northwest quadrants reflect the minimum building height requirements set forth in the Building Heights Plan Diagram in Map 31, "Building Heights," on page 142 of the Largo Town Center Development District, attached hereto and incorporated as "Attachment A"; to incorporate a new Building Heights diagram as Map 31.1 within the 2013 *Largo Town Center Sector Plan* and *Sectional Map Amendment* for the five subareas of the development district with street grid that is color-coded in order to clarify the specific minimum building height requirements, by parcel, as it pertains to the 2013 *Largo Town Center Sector Plan* and *Sectional Map Amendment* approved by the District Council via adoption of CR-137-2015 and CR-138-2015 on November 12, 2013; and that the Planning Department staff of The Maryland-National Capital Park and Planning Commission correct any and all other potential inconsistencies in the plan text in order to reflect the minimum height requirements within Map 31.

2. **Clarify the standards for exempting nonconforming buildings, structures, and uses** (per CR-4-2016)

—Amend the development district overlay standards for nonconforming uses by deleting bullet "a" under Exemption 8 on page 129 which reads "a. Changes in ownership of a certified nonconforming use or a use that was lawful or could be certified as a legal nonconforming use on the date of the SMA approval shall be permitted subject to the provisions of Section 27-241."

3. **Provide an allowance for free-standing and monumental signs under the general requirement that all new signs be attached to building façades** (per CR-4-2016)

—Amend General Provision 2 on page 170, affecting the provisions for free-standing and monumental signs, to read, "Except as provided for under Free-Standing and Monumental Signs, [A]all new signs shall be attached to the façade. Signs may be flat against the façade or mounted projecting or hanging from the façade."

4. **Amend the standards for free-standing and monumental signs to make them more consistent with industry standards** (per CR-4-2016)

—To amend bullets 3 through 5 on pages 173-174 of the SMA within the section entitled Free-Standing and Monumental Signs to read as follows:

"3. Free-standing and monumental signs shall not exceed [six] seventy-five feet in height, and the maximum area of any single free-standing or monumental sign shall not exceed [50] two hundred square feet. Free-standing and monumental signs shall be constructed of durable, high-quality materials such as, but not limited to, decorative masonry, wrought iron, or weatherized decorative metals. All free-standing or monumental signs exceeding twenty (20) feet in height shall be located within 300 feet of the dedicated rights-of-way of the Capital Beltway (I-95/I-495) or Central Avenue (MD 214).

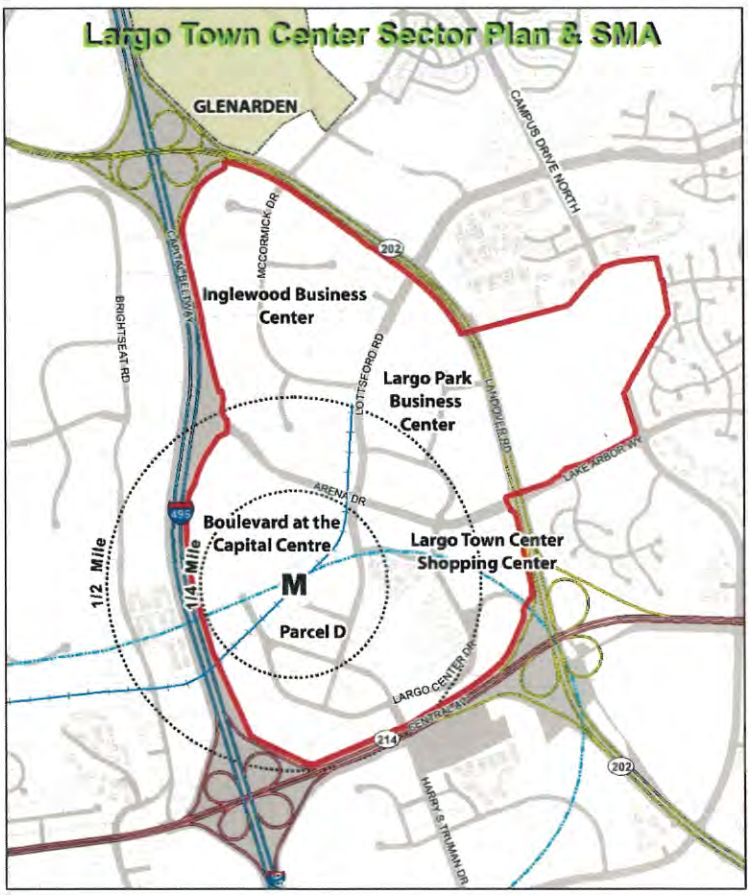
4. Smaller commercial and mixed-use developments containing a minimum of 15,000 square feet but not exceeding 100,000 square feet shall be permitted a maximum of one ground-mounted monumental sign not exceeding [four] twenty feet in height or a maximum area of [24] two hundred square feet.

5. Smaller residential developments containing a minimum of 30 dwelling units but not exceeding 200 dwelling units shall be permitted a maximum of one ground-mounted monumental sign not exceeding [four] eight feet in height or a maximum area of [24] seventy-five square feet."

KEY:
Underscoring indicates language added to existing text.
[Brackets] indicate language deleted from existing text.

**EVALUATION**

1. **Location:** The Largo Town Center DDOZ overlays the entire 800-acre area of the 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment,* including the Largo Town Center Metro Station, two shopping centers (The Boulevard at Capital Centre and Largo Town Center), and existing office park and residential uses. This DDOZ includes specific development standards and applicability provisions for new and existing uses. The Largo Town Center DDOZ is located within Council District 6 and Planning Area 73. The DDOZ also comprises the 2014 *Plan Prince George's 2035 Approved General Plan* designated Largo Town Center Regional Transit District. The Regional Transit District is identified by the General Plan as one of three new Downtowns for Prince George's County.



2. **Background:** The Prince George's County District Council adopted CR-137-2013 and CR-138-2013 approving the *Largo Town Center Sector Plan* and *Sectional Map Amendment* (respectively) on November 12, 2013. In 2015, the District Council approved Council Bill 35-2015 to amend the Zoning Ordinance to provide a minor plan amendment process for approved comprehensive plans, functional plans, development district plans, and associated approved DDOZs.

3. **Largo Town Center Plan and SMA Vision:** The 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment* seeks to promote transit-oriented development (TOD) at this Metro Blue Line terminus station. The sector plan presents comprehensive strategies to help bring about TOD at this station. The sector plan envisions the area as one of Prince George's County's premiere new Downtowns and 24-hour activity centers. To implement this vision, the County Council created the Largo Town Center DDOZ, which contains specific use restrictions and development standards above and beyond the underlying zone classifications of properties within the plan area.

**FINDINGS**

4. **Zoning Ordinance Compliance:** In Part 13 for Area Master Plans, General Plans, Functional Master Plans and Planning Areas, Section 27-642, Minor Amendment to An Approved Master, Sector, Functional Plans and Development District Overlay Zones, requires the following process:

   **(a) Minor amendments of approved master, sector, functional plans, and/or associated Development District Overlay Zones may be initiated by Resolution of the District Council, or by the Planning Board upon approval by Resolution of the District Council. At the time of initiation, a joint public hearing date shall be scheduled to occur within 60 days, in accordance with the notice requirements set forth in Sections 27-644 (b)(2)(A) through Section 27-644(b)(2)(D) of this subtitle.**

   **Comment:** The District Council, by CR-79-2015 and CR-4-2016 adopted on November 17, 2015 and January 12, 2016, respectively, directed the Planning Board to initiate Minor Amendments to the 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment* Development District Standards. A joint public hearing was held on February 16, 2016 to consider the proposed minor amendments to the sector plan.

   **(b) The minor amendment process may be utilized to:**
   **(1) Advance the goals of an approved comprehensive plan, functional plan or development district plan; or**
   **(2) Safeguard the public safety, health and welfare of citizens and residents within the plan area boundaries.**

   **Comment:** The minor amendments provide clarification of minimum building height requirements, exemption of existing nonconforming uses from the DDOZ development standards, and design standards for free-standing and monumental signs.

   Following approval of the *Largo Town Center Sector Plan* and Sectional Map Amendment, staff identified a discrepancy between the plan text and the minimum building height zones shown on Map 31 in terms of geographic specificity. The proposed minor amendment specified in CR-79-2015 will remove the discrepancy.

Staff also identified an ambiguity concerning the exemption from the DDOZ standards for existing nonconforming buildings, structures, and uses. In addition, staff identified the need to clarify certain regulations pertaining to free-standing and monumental signs to eliminate the potential for unintended outcomes in their application and bring those standards in line with industry standards for free-standing and monumental signs.

**(c) The scope of the minor amendment shall be limited to:**
**(1) a geographic area which is not more than 50 percent of the underlying plan area, but not limited to a single property or property owner;**
**(2) limited to specific issues regarding public planning objectives; or**
**(3) for the purpose of correcting errors in the text or maps in the applicable plan.**
**(4) notwithstanding subsections (1) through (3), herein, the minor amendment process shall not be utilized for any amendment which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis.**

**Comment:** The proposed minor amendments seek to correct (or clarify) text or maps in the approved Largo Town Center sector plan.

**(d) The Resolution initiating a minor amendment shall set forth the purpose and scope of the proposed amendment and shall set the date of the joint public hearing on the proposed amendment.**

**Comment:** In the adopted resolutions CR-79-2015 and CR-1-2016, the District Council directed the Planning Board to initiate minor amendments for the 2013 *Largo Town Center Approved Sector Plan* and *Sectional Map Amendment* to clarify selected applicability exemptions for nonconforming uses and development standards for free-standing and monumental signs.

The joint public hearing for the minor amendments was held on February 16, 2016. One speaker (Mr. Charles Renninger on behalf of the Largo Civic Association) submitted oral testimony. No written testimony was received as of the closing of the public record on March 2, 2016.

Mr. Renninger identified two text errors in the documents prepared by staff for the public hearing. One error was the misquoting of existing text to be deleted from the approved sector plan by Minor Amendment 2. The second error was an inadvertent reference to Landover Road (MD 202) in identifying appropriate locations for free-standing and monumental signs exceeding 20 feet in height. On the advice of its legal counsel, the District Council elected not to take public testimony on Minor Amendment 2 or the incorrect reference to MD 202. Mr. Renninger concluded by voicing support for all four minor amendments with revisions. Both errors have been corrected in this updated staff report.

**(e) The Planning Board shall transmit a draft of the proposed amendment, a technical staff report analyzing the amendment, and the Planning Board's recommendation on the Development District Overlay Zone Amendment and/or the Planning Board's adoption of the plan amendment within 30 days of the date of the joint public hearing.**

**Comment:** Staff recommendations regarding the proposed minor amendments to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* are

presented in the following section.

**RECOMMENDATIONS**

Staff recommends Planning Board endorsement and transmittal of the proposed minor amendments with the following suggested revisions to Amendment 1 as described in CR-79-2015:

1. The addition of a minimum five-story building height for Block 2 in the TOD Core (the selected site for the planned Regional Medical Center) and a maximum 10-story building height for the remaining blocks in the TOD Core;
2. Revised text for the remainder of the section that mandates building heights for the remaining three quadrants and the East Area;
3. Revision of Map 6 to make it consistent with Map 31;
4. The addition of new Maps 31.2 through 31.6 to show each quadrant and the East Area in greater detail; and
5. The addition of new Tables 1 through 5 as a new Appendix D to show building heights by block number and parcel.

Staff has determined that the suggested revisions will enable this minor amendment to better achieve the intent of CR-79-2015 to clarify the building height requirements for new development within the Largo Town Center Regional Transit District. The suggested revisions are presented in greater detail below:

**Proposed Text Changes for Page 141**

**TOD Core**

Buildings shall be at least 6 stories in height, but no greater than [14]10 stories in height for all properties within the TOD Core with the exception of Block 2, the planned Regional Medical Center site. (Refer to Map 31.2 and Table 1 in Appendix D for additional information about Block 2). Within Block 2, buildings shall be at least 5 stories in height, but no greater than 14 stories [or 215 feet]in height.[, except p] Pavilions (open-air or enclosed) up to 6,000 square feet or civic buildings [that]within the TOD Core shall be a minimum of 2 stories or 30 feet in height.

**[Southeast, Northeast, and] Northwest Quadrant[s]**

Buildings shall be at least [4]5 stories in height, but no greater than 8 stories [or 130 feet]in height [except] for properties within Blocks 18, 19, 23, 25, 33, 35, 36, and 48 to 54. Buildings on all other properties within the Northwest Quadrant shall be at least 4 stories in height, but no greater than 6 stories in height. [p]Pavilions (open-air or enclosed) up to 6,000 square feet or civic buildings [that]within the Northwest Quadrant shall be a minimum of 2 stories or 30 feet in height.[ For single-family residential lots, garages may be one story in height.]

**Northeast Quadrant**

Buildings shall be at least 5 stories in height, but no greater than 8 stories in height for properties within Blocks 55, 59, 61, 63 to 66, and 70. Buildings on all other properties within the Northeast Quadrant shall be at least 4 stories in height, but no greater than 6 stories in height. Pavilions (open-air or enclosed) up to 6,000 square feet or civic buildings shall be a minimum of 2 stories or 30 feet in height.

**Southeast Quadrant**

Buildings shall be at least 5 stories in height, but no greater than 8 stories in height. Buildings on the properties bordering Central Avenue shall be at least 4 stories in height, but no greater than 6 stories in height. Attached townhome units within the Southeast Quadrant shall not exceed four stories in height.

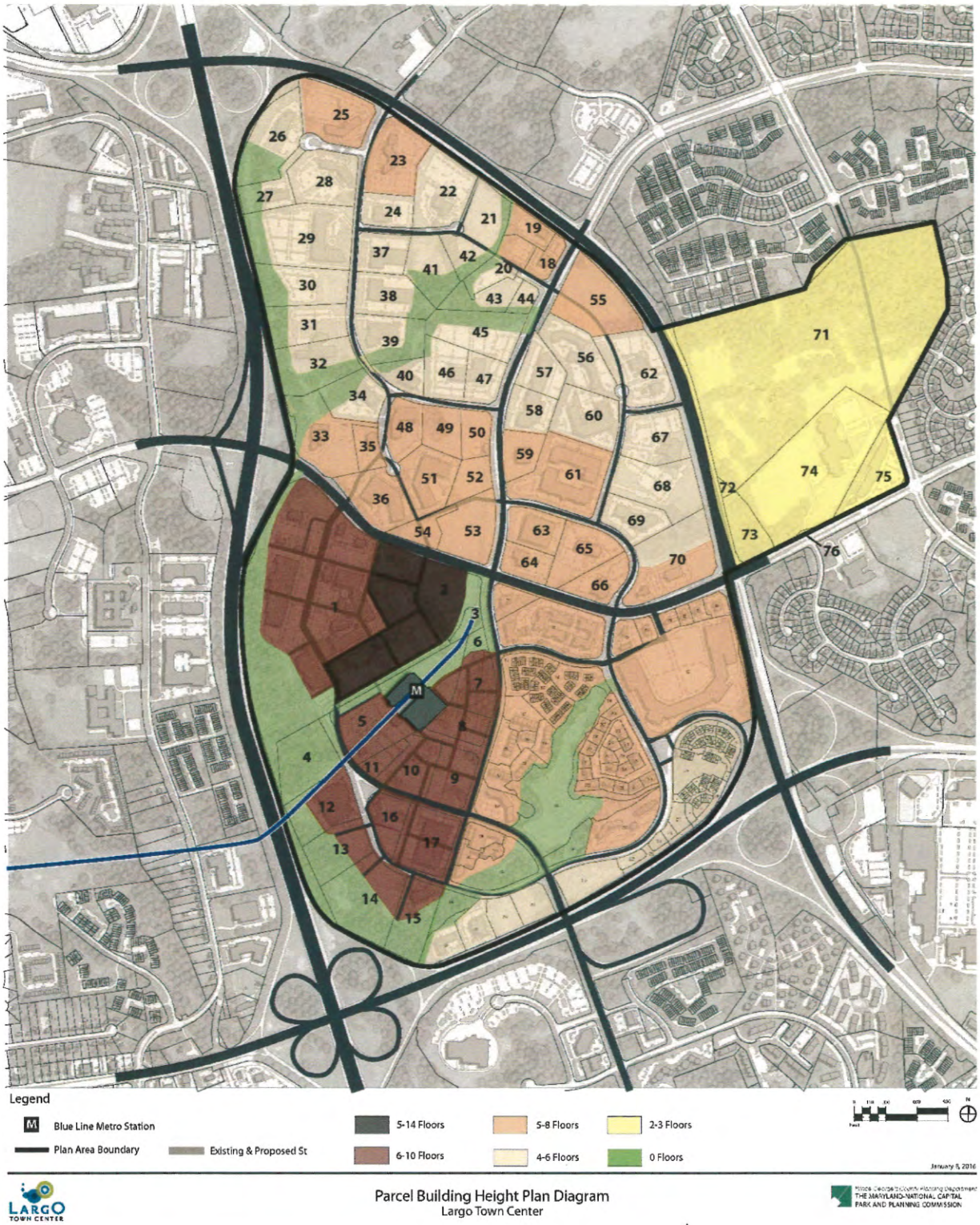
**East Area**

Buildings shall be at least 2 stories in height, but no greater than 3 stories [or 50 feet]in height.[, except for p] Pavilions (open-air or enclosed) up to 3,000 square feet or civic buildings [that]shall be a minimum of 2 stories or 30 feet in height. For single-family residential lots, garages may be one story in height.

Refer to Map 31.1: Building Heights Showing Block Numbers, Map 31.2: TOD Core Building Heights, Map 31.3: Northwest Quadrant Building Heights, Map 31.4: Northeast Quadrant Building Heights, Map 31.5: Southeast Quadrant Building Heights, Map 31.6: East Area Building Heights; and Tables 1 to 5 (Permitted Building Heights by Parcel) in Appendix D for additional guidance regarding minimum and maximum building heights within the Largo Town Center Development District Overlay Zone (DDOZ).

KEY:
Underscoring indicates language added to existing text.
[Brackets] indicate language deleted from existing text.

## Map 31.1: Building Heights Showing Block Numbers



## Map 31.2: TOD Core Building Heights




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

## LARGO TOWN CENTER DDOZ

### Table 15: TOD Core Property List

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

## Map 31.3: Northwest Quadrant Building Heights

**31.3 - Northwest Quadrant Building Heights**



# LARGO TOWN CENTER DDOZ

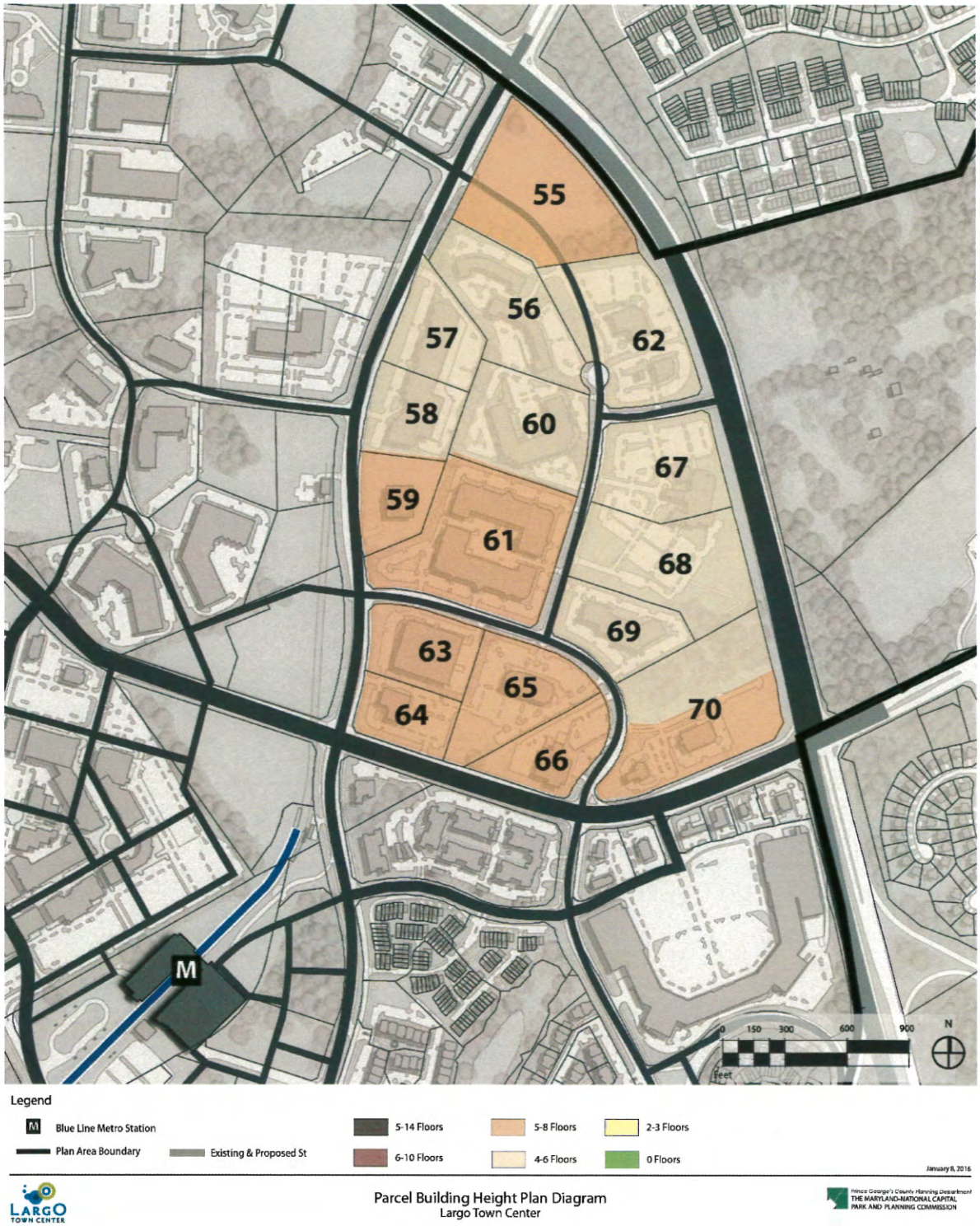
## Table 16: Northwest Quadrant Property List

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

| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | City | Zip Code |
| | | | | | | | | MARLBORO | |
| 35 | 3950854 | 3.038 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950862 | 5.282 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950870 | 4.24 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950888 | 2.841 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950896 | 3.076 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950904 | 6.575 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950912 | 5.146 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950920 | 7.802 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 35 | 3950938 | 1.37 | CO | 5-8 Stories | 1300 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 36 | 1425966 | 8.68 | CO | 5-8 Stories | 1220 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 37 | 1425586 | 0.036 | CO | 4-6 Stories | 9301 | PEPPERCORN | PL | UPPER MARLBORO | 20774 |
| 38 | 1425834 | 0.117 | CO | 4-6 Stories | 1601 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 39 | 1425826 | 0.192 | CO | 4-6 Stories | 1441 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 40 | 1425602 | 0.134 | CO | 4-6 Stories | 1401 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 41 | 1425891 | 0.122 | CO | 4-6 Stories | 9401 | PEPPERCORN | PL | UPPER MARLBORO | 20774 |
| 42 | 1425909 | 0.127 | CO | 4-6 Stories | 9441 | PEPPERCORN | PL | UPPER MARLBORO | 20774 |
| 43 | 3005543 | 0.21 | I3 | 4-6 Stories | 9620 | LOTTSFORD | CT | UPPER MARLBORO | 20774 |
| 44 | 3005550 | 0.066 | CO | 4-6 Stories | 9600 | LOTTSFORD | RD | UPPER MARLBORO | 20774 |
| 45 | 1425883 | 0.214 | CO | 4-6 Stories | 9550 | LOTTSFORD | RD | UPPER MARLBORO | 20774 |
| 46 | 1425842 | 0.133 | CO | 4-6 Stories | 1315 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 47 | 1425859 | 0.198 | CO | 4-6 Stories | 1301 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 48 | 1425982 | 0.133 | CO | 5-8 Stories | 1330 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 49 | 1425990 | 0.176 | CO | 5-8 Stories | 1320 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 50 | 1426006 | 0.081 | CO | 5-8 Stories | 1300 | MCCORMICK | DR | UPPER MARLBORO | 20774 |
| 51 | 1425974 | 0.133 | CO | 5-8 Stories | 1221 | CARAWAY | CT | UPPER MARLBORO | 20774 |
| 52 | 1426014 | 0.139 | CO | 5-8 Stories | 9400 | LOTTSFORD | RD | UPPER MARLBORO | 20774 |
| 53 | 5524890 | 6.62 | MUI | 5-8 Stories | 9300 | LOTTSFORD | RD | UPPER MARLBORO | 20774 |
| 54 | 5524902 | 2.62 | MUI | 5-8 Stories | 9400 | ARENA | DR | UPPER MARLBORO | 20774 |

## Map 31.4: Northeast Quadrant Building Heights

### 31.4 - Northeast Quadrant Building Heights



## LARGO TOWN CENTER DDOZ

### Table 17: Northeast Quadrant Property List

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

## Map 31.5: Southeast Quadrant Building Heights

### 31.5 - Southeast Quadrant Building Heights




Legend

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

January 8, 2016

LARGO TOWN CENTER

Parcel Building Height Plan Diagram
Largo Town Center

Prince George's County Planning Department
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

# LARGO TOWN CENTER DDOZ

## Table 18: Southeast Quadrant Property List

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

| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
| 149 | 2829216 | 0.041 | MAC | 5-8 Stories | 9020 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 150 | 2829109 | 0.046 | MAC | 5-8 Stories | 701 | RISA | RD | <Null> | UPPER MARLBORO | 20774 |
| 151 | 2829091 | 0.037 | MAC | 5-8 Stories | 703 | RISA | RD | <Null> | UPPER MARLBORO | 20774 |
| 152 | 2829083 | 0.037 | MAC | 5-8 Stories | 705 | RISA | RD | <Null> | UPPER MARLBORO | 20774 |
| 153 | 2829075 | 0.036 | MAC | 5-8 Stories | 707 | RISA | RD | <Null> | UPPER MARLBORO | 20774 |
| 154 | 2829067 | 0.044 | MAC | 5-8 Stories | 709 | RISA | RD | <Null> | UPPER MARLBORO | 20774 |
| 155 | 2829059 | 0.034 | MAC | 5-8 Stories | 9001 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 156 | 2829042 | 0.028 | MAC | 5-8 Stories | 9003 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 157 | 2829034 | 0.028 | MAC | 5-8 Stories | 9005 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 158 | 2829026 | 0.028 | MAC | 5-8 Stories | 9007 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 159 | 2829018 | 0.034 | MAC | 5-8 Stories | 9009 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |

| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
| 160 | 2829000 | 0.034 | MAC | 5-8 Stories | 9011 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 161 | 2828994 | 0.028 | MAC | 5-8 Stories | 9013 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 162 | 2828986 | 0.028 | MAC | 5-8 Stories | 9015 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 163 | 2828978 | 0.028 | MAC | 5-8 Stories | 9017 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 164 | 2828960 | 0.034 | MAC | 5-8 Stories | 9019 | LAKE LARGO | DR | <Null> | UPPER MARLBORO | 20774 |
| 165 | 2828853 | 0 | MAC | 5-8 Stories | 0 | PICARD | LN | <Null> | UPPER MARLBORO | 20774 |
| 166 | 2828655 | 0.043 | MAC | 5-8 Stories | 9701 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 167 | 2828663 | 0.033 | MAC | 5-8 Stories | 9703 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 168 | 2828671 | 0.033 | MAC | 5-8 Stories | 9705 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 169 | 2828689 | 0.033 | MAC | 5-8 Stories | 9707 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 170 | 2828697 | 0.034 | MAC | 5-8 Stories | 9709 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 171 | 2828705 | 0.043 | MAC | 5-8 Stories | 9711 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 172 | 2828713 | 0.037 | MAC | 5-8 Stories | 9713 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 173 | 2828721 | 0.03 | MAC | 5-8 Stories | 9715 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 174 | 2828739 | 0.03 | MAC | 5-8 Stories | 9717 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
| 175 | 2828747 | 0.036 | MAC | 5-8 Stories | 9719 | REIKER | DR | <Null> | UPPER MARLBORO | 20774 |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
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| 188 | 3000122 | 0.055 | MAC | 5-8 Stories | 8951 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
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| 190 | 3246352 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | <Null> | 20774 |
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| 190 | 3246436 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246444 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
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| 190 | 3246493 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246501 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246519 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246527 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246535 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246543 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246550 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246568 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246576 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 190 | 3246584 | 0.04 | MAC | 5-8 Stories | 8931 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| 191 | 3286317 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| 191 | 3286333 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| 191 | 3286390 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286408 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286416 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286424 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |

| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
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| 191 | 3286465 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286473 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286481 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| 191 | 3286507 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286515 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286523 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286531 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| 191 | 3286556 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286564 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286572 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286580 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286598 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286606 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
| 191 | 3286614 | 0.037 | MAC | 5-8 Stories | 8921 | TOWN CENTER | CIR | <Null> | UPPER MARLBORO | 20774 |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
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| 194 | 3936846 | 0.022 | MUI | 5-8 Stories | 8831 | LOTTSFORD | RD | <Null> | UPPER MARLBORO | 20774 |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
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| 196 | 3945722 | 0.012 | MUI | 5-8 Stories | 8821 | LOTTSFORD | RD | <Null> | UPPER MARLBORO | 20774 |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
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| 199 | 3135621 | 2.01 | MUI | 0 Stories | 9399 | LARGO | DR | W | UPPER MARLBORO | 20774 |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
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| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
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| 217 | 2826162 | 0.031 | MAC | 5-8 Stories | 9804 | LAKE POINTE | CT | <Null> | UPPER MARLBORO | 20774 |
| 217 | 2826170 | 0.031 | MAC | 5-8 Stories | 9804 | LAKE POINTE | CT | <Null> | UPPER MARLBORO | 20774 |

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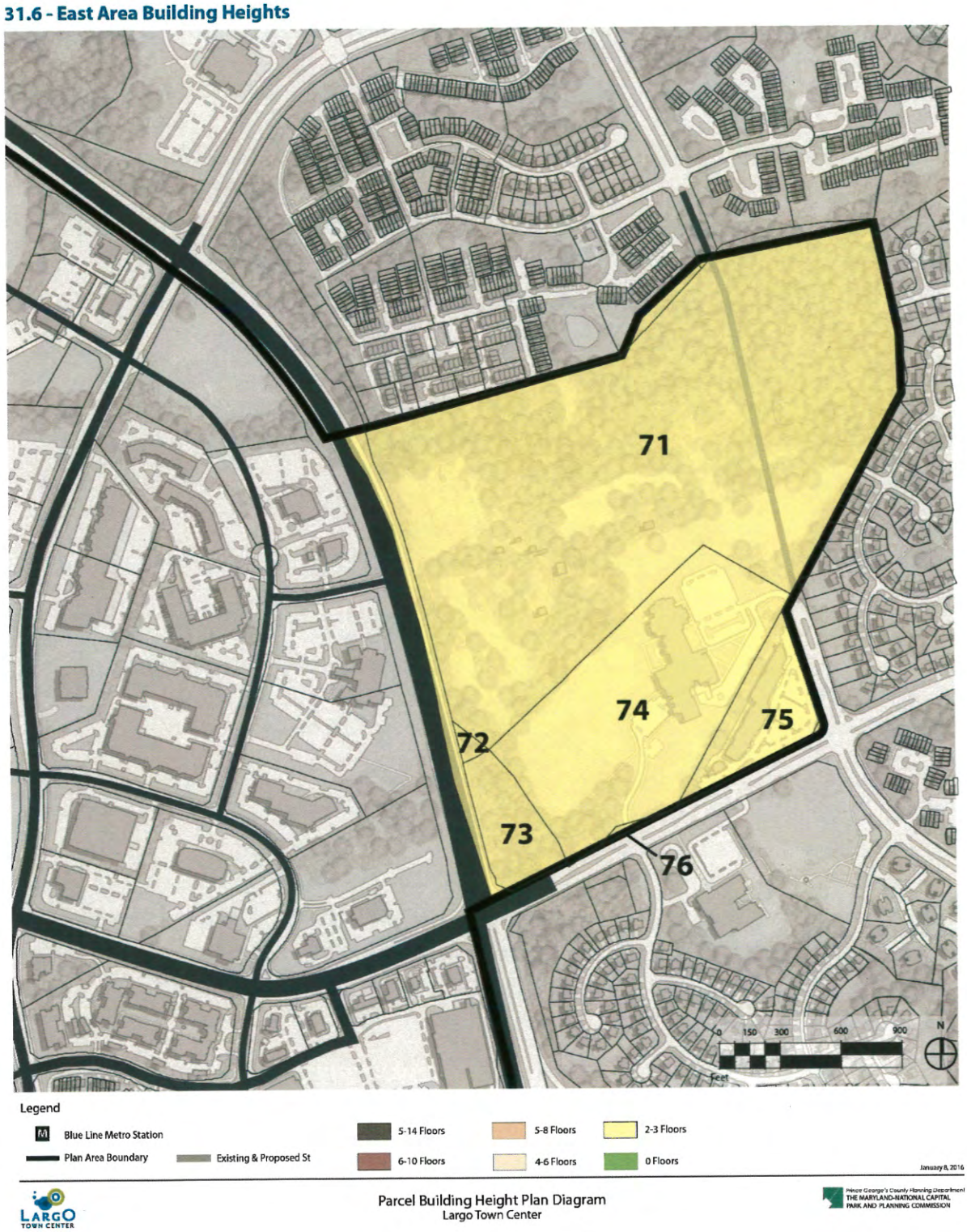
| Block Number | Tax Account | Land Area (Acres) | Zoning | Height Recommendation | Property Address | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Number | Street Name | Street Type | Street Direction | City | Zip Code |
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| Block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

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

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

## Map 31.6: East Area Building Heights



## LARGO TOWN CENTER DDOZ

### Table 19: East Area Property List

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

# Prince George's County Council

# Agenda Item Summary

**Meeting Date:** 1/12/2016
**Reference No.:** CR-004-2016
**Draft No.:** 1
**Proposer(s):** M-NCPPC
**Sponsor(s):**
**Item Title:** A RESOLUTION CONCERNING THE 2013 LARGO TOWN CENTER SECTOR PLAN AND SECTIONAL MAP AMENDMENT for the purpose of initiating a minor amendment to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment Development District Standards for free standing and monumental signs.

**Effective Date:**
**Chapter Number:**
**Public Hearing Date:**

**Drafter:** Karen T. Zavakos, Zoning and Legislative Counsel
**Resource Personnel:** Nellvenia W. Johnson, Chief of Staff/Legislative Aide, District 6

**LEGISLATIVE HISTORY:**

| Date: | Acting Body: | Action: | Sent To: |
|---|---|---|---|
| 01/12/2016 | County Council | | |

**AFFECTED CODE SECTIONS:**

**BACKGROUND INFORMATION/FISCAL IMPACT:**

Sections 27-548.26 and 27-642 of the Zoning Ordinance of Prince George's County provide a process for initiation and consideration of minor amendments to approved comprehensive plans by the District Council. Accordingly, this Resolution initiates the preparation, for purposes of action by the District Council after public review and comment at a joint public hearing, three (3) proposed minor amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* development district standards regulating free-standing and monumental signs within the Largo Town Center Development District.

In addition, and as prescribed by Section 27-642(d) of the Zoning Ordinance, CR-4-2016 announces the date of the joint public hearing to be held on the proposed minor amendments, February 16, 2016.

**Document(s):** R2016004

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**
**SITTING AS THE DISTRICT COUNCIL**
**2016 Legislative Session**

Resolution No. CR-4-2016
Proposed by Council Member Davis
Introduced by Council Members Davis, Toles, Harrison and Taveras
Co-Sponsors
Date of Introduction January 12, 2016

**RESOLUTION**

A RESOLUTION concerning

The 2013 Largo Town Center Sector Plan and Sectional Map Amendment

For the purpose of initiating a minor amendment to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* concerning the development district standards for free-standing and monumental signs within the Largo Town Center Development District.

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

WHEREAS, in accordance with the procedures set forth in the Zoning Ordinance of Prince George's County, Maryland, the District Council also approved comprehensive zoning proposals within a Sectional Map Amendment ("SMA") for the geographic area of the County included within the plan boundaries, including a D-D-O (Development District Overlay) Zone for the Largo Town Center plan area, on November 12, 2013; and

WHEREAS, Section 27-548.19 of the Zoning Ordinance provides that the purpose of the D-D-O Zone is to ensure that the development of land in a designated development district meets the goals established for the district in a Sector Plan, and takes advantage of unique opportunities presented by the district; and

WHEREAS, in furtherance of the purpose of the D-D-O Zone, the District Council's approval of the 2013 Largo Town Center SMA approved certain development district standards to regulate land use and development within the district, including signage design standards for free-standing and monumental signs; and

WHEREAS, the development district standards established by the District Council included certain applicability requirements and exemptions from its development standards; and

WHEREAS, since approving the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* via adoption of CR-137-2013 and CR-138-2013, respectively, on November 12, 2013, the District Council finds an inadvertent ambiguity exists in the Development District text concerning the exemptions from the Largo Town Center Development District Standards for the SMA, more specifically, between the language set forth in Paragraph 1 on page 129 of the SMA, and Paragraph 8 on page 129 of the SMA; and

WHEREAS, the District Council also finds that there is a need to clarify certain development district standards that have potential for unintended outcomes on free-standing and monumental signs in the Largo Town Center Development District, more specifically the standards for free-standing and monumental signs within the "Signage Design Criteria" section on page 170 of the SMA, as well as the dimensional sign standards set forth on pages 173−74 of the SMA; and

WHEREAS, the District Council further finds there is a need to initiate a minor amendment to the 2013 Largo Town Center Development District clarify certain regulations applicable to free-standing and monumental signs in the development district, and to bring the Largo Town Center Development District standards in line with industry standards for free-standing and monumental signs; and

WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance set forth procedural requirements authorizing the initiation and consideration of minor amendments to approved D-D-O Zone; and

WHEREAS, it is the finding of the District Council that the proposed minor amendments fall well within the authorized by the provisions of Section 27-642, as the foregoing amendments: (1) advance the goals of an approved development district plan; (2) involve no more than 50% of the underlying plan area, but are not limited to a single property or property owner; and (3) do not constitute amendments which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis.

NOW, THEREFORE, BE IT RESOLVED by the 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, that, in accordance with Sections 27-548.26 and 27-642 of the Zoning Ordinance, the Planning Board is hereby directed to initiate minor amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*, as follows:

**MINOR AMENDMENT NUMBER ONE:**

Amend the development district standards and sector plan text by deleting bullet "a" within Exemption 8 on page 129, as follows:

"[a. Until a detailed site plan is submitted, all buildings, structures, and uses, which were lawful or could be certified as a legal nonconforming use (on the date of the plan's approval), are exempt from the (development district/transit district) standards and from detailed site plan review and are not nonconforming.]"

**MINOR AMENDMENT NUMBER TWO:**

Amend General Provision 2, pages 170 and 173−74, to read as follows:

"Except as provided for under Free-Standing and Monumental Signs, [A] all new signs shall be attached to the façade. …"

**MINOR AMENDMENT NUMBER THREE:**

Amend bullets 3 through 5 on pages 173−74 of the SMA within the section entitled, "Free-Standing and Monumental Signs" to read as follows:

"3. Free-standing and monumental signs shall not exceed [six] seventy-five feet in height, and the maximum area of any single free-standing or monumental sign shall not exceed [50] two hundred square feet. Free-standing and monumental signs shall be constructed of durable, high-quality materials such as, but not limited to, decorative masonry, wrought iron, or weatherized decorative metals. All free-standing or monumental signs exceeding twenty feet in height shall be located within three hundred (300) feet of the dedicated right-of-way for the Capital Beltway (I-95/I-495) or Central Avenue (MD 214).

4. Smaller commercial and mixed-use developments containing a minimum of 15,000 square feet but not exceeding 100,000 square feet shall be permitted a maximum of one ground-mounted monumental sign not exceeding [four] twenty feet in height or a maximum area of [24] 200 square feet.

5. Smaller residential developments containing a minimum of 30 dwelling units but not exceeding 200 dwelling units shall be permitted a maximum of one ground-mounted monumental sign not exceeding [four] eight feet in height or a maximum area of [24] 75 square feet."

BE IT FURTHER RESOLVED that a joint public hearing on the three proposed minor amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* proposed herein be held by the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission on Tuesday, February 16, 2016.

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission in accordance with the procedural requirements of Sections 27-548.26 and 27-642 of the Zoning Ordinance.

Adopted this 12th day of January , 2016.

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: _____
Derrick Leon Davis
Chairman

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

# Prince George's County Council
## Agenda Item Summary

| | |
|---|---|
| **Meeting Date:** | 11/17/2015 |
| **Reference No.:** | CR-079-2015 |
| **Draft No.:** | 1 |
| **Proposer(s):** | Davis |
| **Sponsor(s):** | Davis, Franklin |
| **Item Title:** | A Resolution concerning the 2013 Largo Town Center Sector Plan and Sectional Map Amendment for the purpose of initiating a minor amendment to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment. |

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| **Drafter:** | Karen T. Zavakos, Zoning and Legislative Counsel |
| **Resource Personnel:** | Nellvenia W. Johnson,Chief of Staff / Legislative Aide<br>Karen T. Zavakos,Zoning and Legislative Counsel |

**LEGISLATIVE HISTORY:**

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|---|---|---|---|
| **Date Presented:** | | **Executive Action:** | |
| **Committee Referral:** | | **Effective Date:** | 11/17/2015 |
| **Committee Action:** | | | |
| **Date Introduced:** | 11/17/2015 | | |
| **Public Hearing:** | | | |
| **Council Action (1)** | 11/17/2015 - ADOPTED | | |
| **Council Votes:** | DLD:A, MRF:A, DG:A, AH:A, ML:A, OP:A, DT:A, KT:A, TT:A | | |
| **Pass/Fail:** | P | | |
| **Remarks:** | | | |

**AFFECTED CODE SECTIONS:**

**COMMITTEE REPORTS:**

**BACKGROUND INFORMATION/FISCAL IMPACT:**
(Includes reason for proposal, as well as any unique statutory requirements)

CB-35-2015 was enacted by the District Council on July 21, 2015, and became effective from the date of its adoption by favorable vote of the Council. As enacted, CB-35 sets forth an abbreviated process in the Zoning Ordinance by which the District Council, by Resolution, may initiate, consider, and approve certain types of limited amendments to an approved master, sector, functional plan and/or associated Development District Overlay Zone after notice and joint public hearing with the Planning Board.

This Resolution initiates a minor amendment to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment to clarify the applicability of the minimum building heights set forth in Map 31, Urban Design Criteria, within Chapter 8 of the Development District Standards.

**CODE INDEX TOPICS:**

**INCLUSION FILES:**

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**
**SITTING AS THE DISTRICT COUNCIL**
**2015 Legislative Session**

Resolution No. CR-79-2015

Proposed by Council Member Davis

Introduced by Council Members Davis and Franklin

Co-Sponsors

Date of Introduction November 17, 2015

**RESOLUTION**

A RESOLUTION concerning

2013 Largo Town Center Sector Plan and Sectional Map Amendment

For the purpose of initiating a minor amendment to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment.

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

WHEREAS, in accordance with the provisions of the Zoning Ordinance of Prince George's County, Maryland, the comprehensive zoning proposal approved by the District Council also approved a D-D-O (Development District Overlay) Zone for the geographic area of the County included within the plan boundaries of the Largo Town Center; and

WHEREAS, as stated within Section 27-548.19 of the Zoning Ordinance, the purpose of the D-D-O Zone is to ensure that the development of land in the Gateway Arts development district meets the goals established for the district in the Gateway Arts Sector Plan and takes advantage of unique opportunities presented by the district; and

WHEREAS, in accordance with Section 27-548.24 of the Zoning Ordinance, the District Council's 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* approved five (5) sector plan subareas, including a Transit-Oriented Development Core within the Southwest Quadrant, as well as four (4) surrounding quadrants to guide development within the Largo Town Center Development District area; and

WHEREAS, within each quadrant, there are certain development standards which replace or modify the development regulations applicable to the underlying zoning classifications therein; and

WHEREAS, the Largo Town Center District Development District standards set forth Urban Design Criteria prescribing certain minimum building height requirements for the approval of development proposals within the Transit-Oriented Development Core, the Southeast, Northeast, and Northwest Quadrants, and the East Area of the development district; and

WHEREAS, in addition to the text of the Urban Design Criteria set forth with within the text of the Largo Town Center Development District Standards within Chapter 8 of the Sectional Map Amendment, the District Council also approved a Building Heights Plan Diagram, incorporated within the Development District Standards of the Largo Town Center Development District as Map 31 on page 142 of the Sectional Map Amendment for the Largo Town Center Development District; and

WHEREAS, the District Council finds that, after the approval of the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* via the District Council's adoption of CR-137-2013 and CR-138-2013 on November 12, 2013, a potential discrepancy was discovered between the specificity of minimum building heights within the quadrants of the Development District, including the TOD Core; and

WHEREAS, in furtherance of realizing the Largo Town Center Development District vision, the District Council finds that there is a need to initiate a minor amendment to the 2013 Largo Town Center Development District in order to ensure that the specific minimum building heights prescribed within the Building Heights Plan Diagram in Map 31 on page 142 are reflected in the plan text and Development District standards within Chapter 8 at page 141 of the Largo Town Center Development District on page 141; and

WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance establish a process whereby which the District Council may initiate minor amendments to an approved D-D-O Zone; and

WHEREAS, it is the finding of the District Council that the proposed minor amendments are authorized by the provisions of Section 27-642, as the foregoing amendments: (1) advance the goals of an approved development district plan; (2) involve no more than 50% of

the underlying plan area, but are not limited to a single property or property owner; and (3) do not constitute amendment which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis.

NOW, THEREFORE, BE IT RESOLVED by the 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, that, in accordance with Sections 27-548.26 and 27-642 of the Zoning Ordinance, the Planning Board is hereby directed to initiate a minor amendment to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*, as follows:

**MINOR AMENDMENT NUMBER ONE:**

Amend the development district standards and sector plan text to clarify that the minimum building height standards recited within the Urban Design Criteria for the TOD Core shall be a minimum of six (6) stories, and that the plan text addressing the Southeast, Northeast, and Northwest Quadrants reflect the minimum building height requirements set forth in the Building Heights Plan Diagram in Map 31, "Building Heights," on page 142 of the Largo Town Center Development District, attached hereto and incorporated as "Attachment A"; to incorporate a new Building Heights diagram as Map 31.1 within the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* for the five subareas of the development district with street grid, that is color-coded in order to clarify the specific minimum building height requirements, by parcel, as it pertains to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* approved the District Council via adoption of CR-137-2015 and CR-138-2015 on November 12, 2013; and that the Planning Department staff of the Maryland-National Capital Park and Planning Commission correct any and all other potential inconsistencies in the plan text in order to reflect the minimum height requirements within Map 31.

BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the Zoning Ordinance, a joint public hearing on the above-captioned Minor Amendment to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* be held by the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission on Tuesday, February 16, 2016.

BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the Zoning Ordinance, a joint public hearing of the District Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission will be held on the foregoing proposed amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* on Tuesday, February 16, 2016.

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission in furtherance of compliance with the procedures of Sections 27-548.26 and 27-642 of the Zoning Ordinance.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 17th day of November, 2015.

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: _____
Mel Franklin
Chairman

ATTEST:

_____
Redis C. Floyd
Clerk of the Council

## Map 31: Building Heights

