

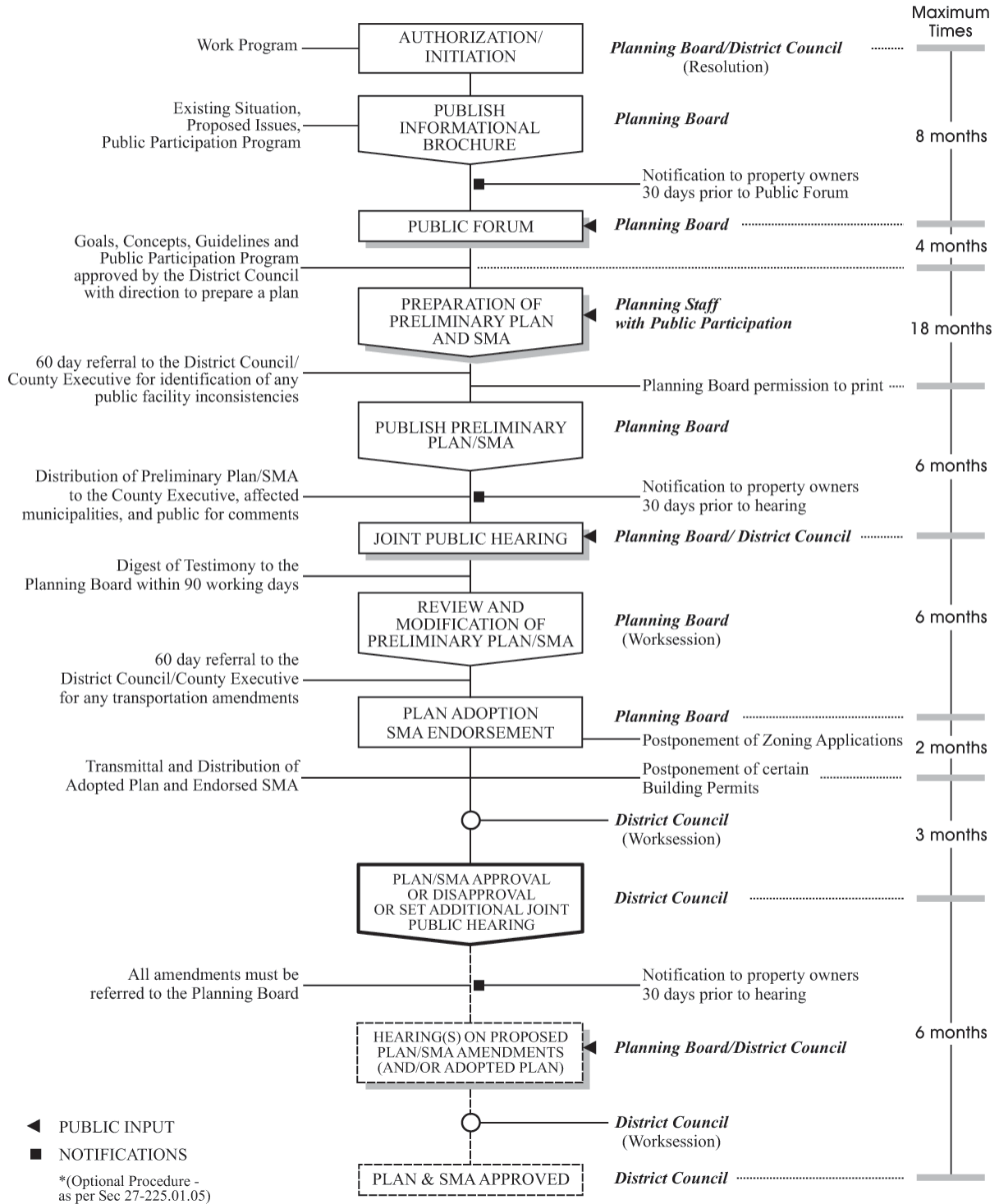


Appendices

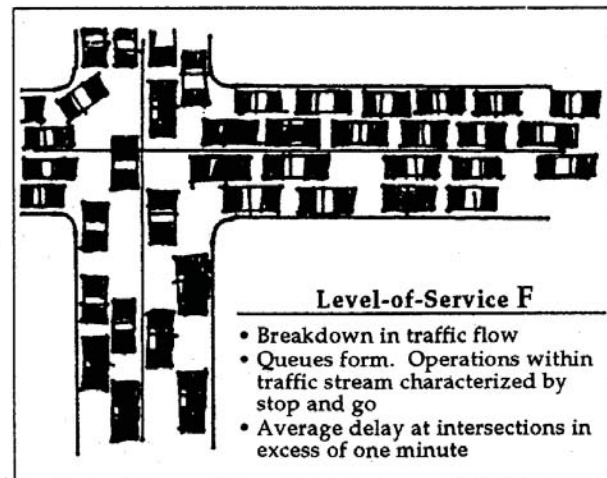
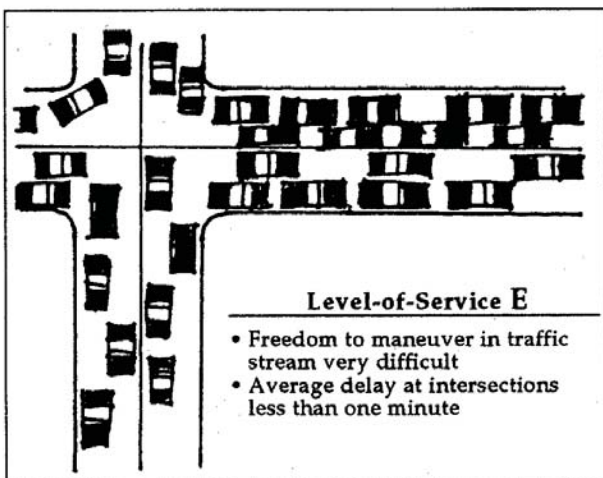
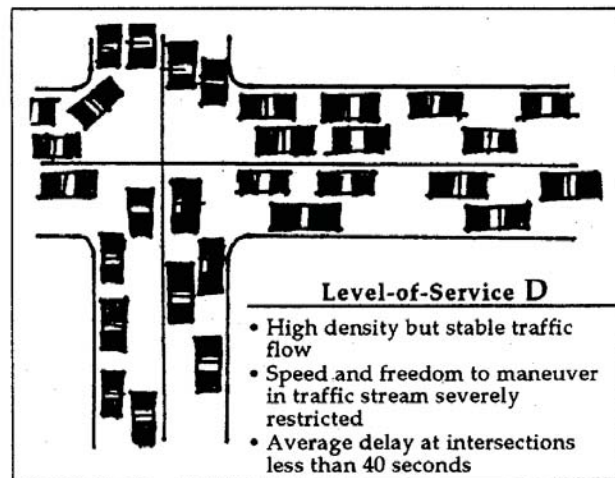
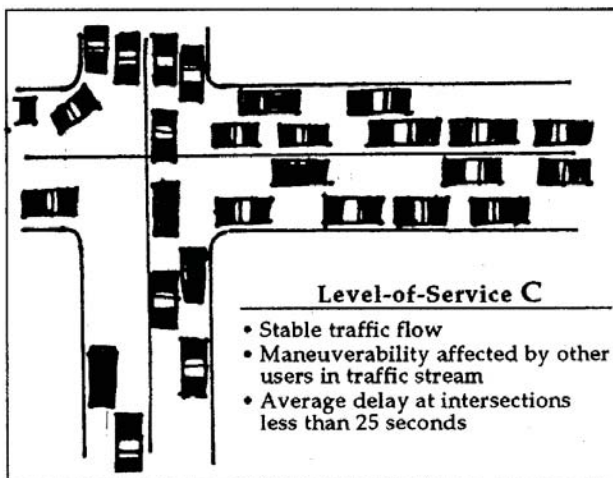
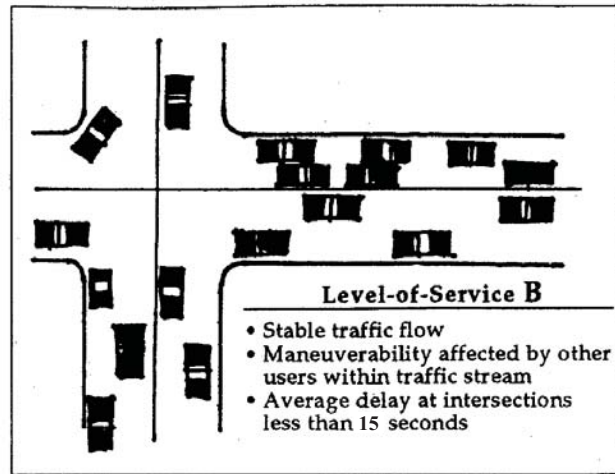
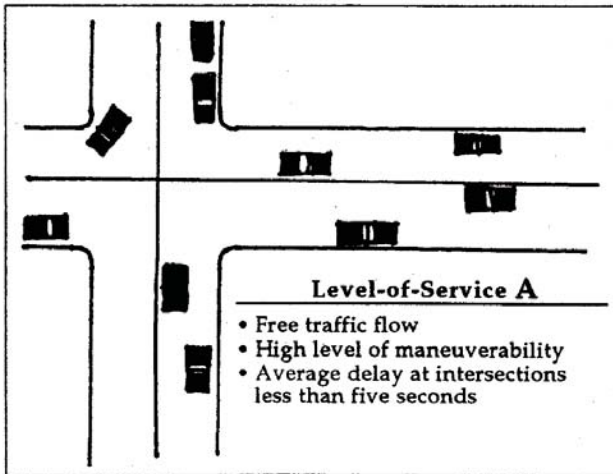
Appendix A

PROCEDURAL SEQUENCE CHART

For the Concurrent Preparation of
Comprehensive Master Plans, Sector Plans and Sectional Map Amendments*



Appendix B1: Transportation—Levels of Service



Appendix B2: Transportation—Road Classifications

Freeway:

A divided highway for through traffic, with full access control with grade separations at intersections, intended solely to carry large volumes of traffic over medium to long distances. Rights-of-way range from 300 to 600 feet in width.

Expressway:

A divided highway for through traffic intended solely to carry large volumes of traffic over medium to long distances. This facility has most accesses controlled and incorporates grade separations at major intersections, but may include at-grade intersections at 1,500- to 2,000-foot intervals. Rights-of-way range from 200 to 300 feet in width.

Arterial:

A divided highway with intersections at grade and geometric designs and traffic controls intended to expedite the movement of through traffic. Direct driveway access to abutting properties may be permitted, but is closely controlled through local regulations. Rights-of-way are generally a minimum of 120 feet in width.

Collector:

A multi-lane or two-lane roadway designed to carry medium-speed traffic between arterial and local internal streets, to provide access to major traffic generators, and to connect residential neighborhoods to major highway systems. Access to abutting properties is usually permitted. Rights-of-way are usually 80 feet in width.

Industrial, Commercial, Primary Residential and Secondary Residential Roadways:

These two-lane roadways provide access to, from, and through developed areas. A master plan is not a comprehensive listing of these roadways; rather, they are depicted for specific reasons that might include establishing a preferred means of access for specific properties, establishing connectivity between neighborhoods and nearby facilities or land uses, and establishing future local access along access-controlled facilities. Rights-of-way for these roadways should be consistent with the county road standards, and any reduction in section must be approved by the county's Department of Public Works and Transportation.

Appendix B3: Transportation Study Background Information

The transportation study conducted as part of this sector plan was undertaken with a series of steps:

1. Staff had the Addison Road to Largo Town Center Metrorail Extension Access Study, prepared by the State Highway Administration in 2001, as a source for traffic count information within the study area.
2. To the traffic count information, staff added the impact of all approved or proposed development in the area. Staff also included a rate of through traffic growth consistent with the above study.
3. Staff adjusted traffic and turning movements along MD 214 to account for the construction and opening of the I-95/I-495/Ritchie Marlboro Road interchange, which was under construction at the time of the analysis (the interchange opened to traffic in July 2003). This was consistent with the traffic-related information developed for the 1991 environmental document used to gain federal approval for this interchange. Turning movements were also adjusted within the study area to account for the opening of the actual Blue Line extension of Metrorail, and this was consistent with traffic-related information developed for the 1999 Environmental Impact Study for this project.
4. Additionally, the master plans in this area, as noted previously, have been amended to include full-time operations at the I-95/I-495/Arena Drive interchange. The impact of full-time operations at this interchange, which has been open for stadium events only since its construction in 1997, was studied extensively during the 1997 MD 202 Corridor Study. Traffic has been assigned to the study area network with the assumption that this interchange would be in place in the future in a manner consistent with the methods used in the 1997 study.
5. This plan includes land use recommendations that would allow for greater density around the two new Metrorail stations. Also, MD 214 (Central Avenue) is defined as a corridor in the 2002 Prince George's County General Plan. The General Plan encourages intensive development and redevelopment within corridors, particularly at specific nodes, and the MD 214/Hill Road/Shady Glen area has been identified as a node for more intensive development. The land use recommendations within the two Metrorail station core areas and within the Central Avenue Corridor Node have been quantified and added into the analysis.
6. This analysis of adequacy concluded with an assessment of future LOS at each intersection under study. Staff determined the range of improvements needed to achieve adequacy at each location, and these improvements will be included as recommendations in this sector plan.

Appendix C: Public Facility Cost Estimates

All approved sector plans must contain an estimate of the cost of all public facilities which must be acquired or constructed in order to carry out the objectives and requirements of the sector plan per Council Bill 17-1998. The estimates can be used to gauge potential fiscal impact of public facilities recommended by the plan. The estimates are based on 2003 dollars.

Recommendation	Location	Cost ¹	Capital Program Status (2003)
Non-road Facilities			
Police Substation	SE quadrant of Central Ave./Shady Glen Dr. intersection	\$1,055,000	None
Fire Station	SE quadrant of Central Ave./Shady Glen Dr. intersection	\$4,200,000	In county Capital Improvement Program for planning only.
Roads			
E-6, Landover Rd. (MD 202)	Capital Beltway to Lake Arbor Way (widen to eight lanes)	\$4,125,000	None
A-32, Central Ave. (MD 214)	Capital Beltway to Addison Road (widen to eight lanes with intersection improvements)	\$25,532,000	None
A-38 and C-346, Harry S Truman Dr. and Largo Dr. West	Convert one-way pair to two-way traffic operations	\$125,000 ²	None
C-346, Harry S Truman Drive Extended	South end of the Boulevard at the Capital Centre site to Arena Dr. (construct new collector roadway)	\$570,000	None
C-407, Hill Road	Central Ave. to M.L.King Hwy (widen to four lanes)	\$4,219,000	In county Capital Improvement Program with partial construction funding.
I-95/I-495 (Capital Beltway) at Arena Dr.	Modify existing interchange for full-time usage	\$20,500,000 ³	In state Consolidated Transportation Program for planning only.
MD 202 (Landover Road) at McCormick Dr.	Construct partial interchange	\$10,150,000	No
MD 202/MD 214 and MD 202/ Arena Dr./Lake Arbor Way	Modify interchange with auxiliary ramp	\$430,000 ⁴	No
Other Roadways	No significant changes to other roadways are recommended. New industrial, commercial, and primary roadways will be constructed with private funding as adjacent properties develop.		

¹ Unless otherwise indicated, includes construction and right-of-way costs.

² Estimated signage and pavement marking costs.

³ Estimated cost for SHA-preferred option in 1997 feasibility study. More detailed costs will be developed as part of the current Development and Evaluation Study.

⁴ Estimated cost of construction. Little or no new right-of-way needed.

Appendix D: Guide to Zoning Categories

RESIDENTIAL ZONES¹

R-O-S: Reserved Open Space - Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally sensitive areas and ensure retention of land for nonintensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Minimum lot size - 20 acres*

Maximum dwelling units per net acre - 0.05

* Except for public recreational uses, for which no minimum area is required.

O-S: Open Space - Provides for areas of low-intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, nonintensive recreational use.

Standard lot size - 5 acres

Maximum dwelling units per net acre - 0.20

R-A: Residential-Agricultural - Provides for large-lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.

Standard lot size - 2 acres

Maximum dwelling units per net acre - 0.50

¹ Definitions:

Minimum or Standard lot size: The current minimum net contiguous land area required for a lot.

Average dwelling units per acre: The number of dwelling units which may be built on a tract--including the typical mix of streets, public facility sites and areas within the 100-year floodplain--expressed as a per-acre average.

Maximum dwelling units per net acre: The number of dwelling units which may be built on the total tract--excluding streets and public facility sites, and generally excluding land within the 100-year floodplain--expressed as a per-acre average.

- R-E:** Residential-Estate - Permits large-lot estate subdivisions containing lots approximately one acre or larger.
- Standard lot size - 40,000 sq. ft.
 - Maximum dwelling units per net acre - 1.08
 - Estimated average dwelling units per acre - 0.85
- R-R:** Rural Residential - Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.
- Standard lot size - 20,000 sq. ft.
 - 15,000 sq. ft. if recorded prior to February 1, 1970
 - 10,000 sq. ft. if recorded prior to July 1, 1967
 - Maximum dwelling units per net acre - 2.17
 - Estimated average dwelling units per acre - 1.85
- R-80:** One-Family Detached Residential - Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.
- Standard lot size - 9,500 sq. ft.
 - Maximum dwelling units per net acre - 4.5
 - Estimated average dwelling units per acre - 3.4
- R-55:** One-Family Detached Residential - Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.
- Standard lot sizes - 6,500 sq. ft.
 - Maximum dwelling units per net acre - 6.70
 - Estimated average dwelling units per acre - 4.2

R-35: One-Family Semidetached, and Two-Family Detached, Residential - Provides generally for single-family attached development; allows two-family detached; Detailed Site Plan approval required for lots served by private rights-of-way.

- Standard lot sizes
 - 3,500 sq. ft. for one-family, semi-detached
 - 7,000 sq. ft. for two-family, detached
- Maximum dwelling units per net acre - 12.44
- Estimated average dwelling units per acre - 8.5

R-T: Townhouse - Permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; Detailed Site Plan approval required for attached dwellings.

- Standard lot size per attached dwelling - 1,800 sq. ft.
- Maximum dwelling units per net acre
 - Three-family dwellings - 9
 - Two-family dwellings - 8
 - Other attached dwellings - 6
- Minimum area for development - 2 acres

R-20: One-Family Triple-Attached Residential - Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed Site Plan approval required for townhouses.

- Standard lot sizes
 - 3,200 sq. ft. for end lots
 - 2,000 sq. ft. for interior townhouse lots
- Maximum triple-attached dwellings per net acre - 16.33
- Maximum townhouses per net acre - 6.0 (same as R-T)
- Estimated average triple-attached dwelling units per net acre - 11

R-30: Multifamily Low Density Residential - Provides for low density garden apartments; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; Detailed Site Plan approval required for multifamily and attached dwellings.

- Standard lot size
 - Garden apartments - 14,000 sq. ft.
 - Two-family dwellings - 1,500 sq. ft.
 - Other attached dwellings - 1,800 sq. ft.
- Maximum dwelling units per net acre
 - Garden apartments - 10
 - Three-family dwellings - 9
 - Two-family dwellings - 8
 - Other attached dwellings - 6

R-30C: Multifamily Low Density Residential-Condominium - Same as R-30 above except ownership must be condominium, or development in accordance with the R-T Zone; Detailed Site Plan approval required for multifamily and attached dwellings.

Standard lot size - Garden apartments - 14,000 sq. ft.
- Two-family dwellings - 1,500 sq. ft.
- Other attached dwellings - 1,800 sq. ft.

Maximum dwelling units per net acre - Garden apartments - 12
- Three-family dwellings - 9
- Two-family dwellings - 8
- Other attached dwellings - 6

R-18: Multifamily Medium Density Residential - Provides for multiple family (apartment) development of moderate density; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; Detailed Site Plan approval required for multifamily and attached dwellings.

Standard lot size - Apartments - 16,000 sq. ft.
- Two-family dwellings - 1,500 sq. ft.
- Other attached dwellings - 1,800 sq. ft.

Maximum dwelling units per net acre - Garden apartments and three-family dwellings - 12
- Mid-rise apartments (4 or more stories with elevator) - 20
- Three-family dwellings - 9
- Two-family dwellings - 8
- Other attached dwellings - 6

R-18C: Multifamily Medium Density Residential-Condominium - Same as above except ownership must be condominium, or development in accordance with the R-T Zone; Detailed Site Plan approval required for multifamily and attached dwellings.

Standard lot size - Apartments - 1 acre
- Two-family dwellings - 1,500 sq. ft.
- Other attached dwellings - 1,800 sq. ft.

Maximum dwelling units per net acre - Garden apartments - 14
- Mid rise apartments (4 or more stories with elevator) - 20
- Three-family dwellings - 9
- Two-family dwellings - 8
- Other attached dwellings - 6

R-H: Multifamily High-Rise Residential - Provides for suitable sites for high density, vertical residential development; also permits single-family detached dwellings; Detailed Site Plan approval required for multifamily dwellings.

Minimum lot size - 5 acres

Maximum dwelling units per net acre - 48.4

R-10: Multifamily High Density Residential - Provides for suitable sites for high density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed Site Plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size - 20,000 sq. ft.

Maximum dwelling units per net acre - 48

R-10A: Multifamily, High Density Residential-Efficiency - Provides for a multifamily zone designed for the elderly, singles, and small family groups. Detailed Site Plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size - 2 acres

Maximum dwelling units per net acre - 48 plus one for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

MIXED USE/PLANNED COMMUNITY ZONES

M-X-T: Mixed Use - Transportation Oriented - Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/ Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit stop or station and will provide adequate transportation facilities for the anticipated traffic or at a location for which the applicable Master Plan recommends mixed uses similar to those permitted in the M-X-T Zone.

Lot size and dwelling types - No Restrictions

Maximum floor area ratio - 0.4 without optional method;
- 8.0 with optional method (provision of amenities)

M-X-C: Mixed Use Community - Provides for a comprehensively planned community with a balanced mix of residential, commercial, light manufacturing, recreational and public uses; includes a multistep review process to assure compatibility of proposed land uses with existing and proposed surrounding land uses, public facilities and public services; mandates that each development include residential uses, community use areas, neighborhood centers and an integrated public street system with a variety of street standards.

Minimum tract size - 750 gross acres

Lot size and dwelling types - No Restrictions

Maximum dwelling units per gross acre - 2

Maximum floor area ratio for commercial uses - 0.4

M-U-TC: Mixed-Use Town Center - Provides for a mix of commercial and limited residential uses which establish a safe, vibrant, 24-hour environment; designed to promote appropriate redevelopment of, and the preservation and adaptive reuse of selected buildings in, older commercial areas; establishes a flexible regulatory framework, based on community input, to encourage compatible development and redevelopment; mandates approval of a Development Plan at the time of zoning approval, that includes minimum and maximum Development Standards and Guidelines, in both written and graphic form, to guide and promote local revitalization efforts; provides for legally existing buildings to be expanded or altered, and existing uses for which valid permits have been issued to be considered permitted uses, and eliminating nonconforming building and use regulations for same.

M-U-I: Mixed-Use Infill - Promotes Smart Growth principles by encouraging the efficient use of land, public facilities and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in a Transit District Overlay Zone or a Development District Overlay Zone.

R-P-C: Planned Community - Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational, commercial, institutional, and employment facilities within the planned community; requires conformance with an Official Plan identifying zoning subcategories, that has been adopted by the Planning Board following approval of a Final Plan by the District Council at the time of rezoning, and for certain R-P-C Zones, approval of a Detailed Site Plan prior to development.

Lot size and dwelling types - Varied

Maximum dwelling units
per gross acre - 8

R-M-H: Planned Mobile Home Community - Provides for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities, subject to Detailed Site Plan approval.

Minimum lot size - 4,000 sq. ft.

Maximum mobile homes per acre - 7

COMPREHENSIVE DESIGN ZONES

(These zones require three-phase development plan review, the first of which is Basic Plan approval at the time of rezoning that establishes general land use types, land use relationships, and minimum land use quantities. In zones providing for density and intensity ranges, increases in base density and intensity within the limits prescribed are allowed in return for public benefit features provided by the developer.)

R-L: Residential Low Development - Provides for low-density residential development in areas recommended by a Master Plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

- | | |
|--------------------|--|
| Minimum tract size | - Generally 100 adjoining gross acres |
| Low .5 | - Base density (dwelling units per gross acre)
- .5
- Maximum density - .9
- Maximum mixed retirement development density - 8 du/gross acre |
| Low 1.0 | - Base Density (dwelling units per gross acre)
- 1.0
- Maximum density - 1.5
- Maximum mixed retirement development density - 8 du/gross acre |

R-S: Residential Suburban Development - A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

- | | |
|--------------------|--|
| Minimum tract size | - Generally 25 adjoining gross acres |
| Suburban 1.6 | - Base density (dwelling units per gross acre)
- 1.6
- Maximum density - 2.6
- Maximum mixed retirement development density - 8 du/gross acre |
| Suburban 2.7 | - Base density (dwelling units per gross acre)
- 2.7
- Maximum density - 3.5
- Maximum mixed retirement development density - 8 du/gross acre |

R-M: Residential Medium Development - A mixture of residential types with a medium-density range; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size - Generally 10 adjoining gross acres
- Medium 3.6
 - Base density (dwelling units per gross acre) - 3.6
 - Maximum density - 5.7
 - Maximum mixed retirement development density - 8 du/gross acre
- Medium 5.8
 - Base density (dwelling units per gross acre) - 5.8
 - Maximum density - 7.9
 - Maximum mixed retirement development density - 8 du/gross acre

R-U: Residential Urban Development - A mixture of residential types generally associated with an urban environment; provides for limited commercial uses necessary to serve the dominant residential uses.

- Minimum tract size - Generally 5 adjoining gross acres
- Urban 8.0
 - Base density (dwelling units per gross acre) - 8.0
 - Maximum density - 11.9
 - Maximum mixed retirement development density - 8 du/gross acre
- Urban 12.0
 - Base density (dwelling units per gross acre) - 12.0
 - Maximum density - 16.9
 - Maximum mixed retirement development density - 8 du/gross acre

L-A-C: Local Activity Center - A mixture of commercial retail and service uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

	<u>Neighborhood</u>	<u>Village</u>	<u>Community</u>
Minimum tract size	4 adjoining gross ac.	10 adjoining gross ac.	20 adjoining gross ac.
Base resid. density	8 du/gross resid. ac.	10 du/gross resid. ac.	10 du/gross resid. ac.
Max. resid. density	12.1 du/gross resid. ac.	15 du/gross resid. ac.	20 du/gross resid. ac.
Base comm. intensity	0.16 FAR	0.2 FAR	0.2 FAR
Max. comm. intensity	0.31 FAR	0.64 FAR	0.68 FAR
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.	8 du/gross ac.

M-A-C: Major Activity Center - A mixture of uses which serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.

Minimum tract size - Generally 40 adjoining gross acres

	<u>Metro Center</u>	<u>New Town or City Corridor Center</u>
Base residential density	48 du/gross resid. ac.	10 du/gross resid. ac.
Max. residential density	125 du/gross resid. ac.	47.9 du/gross resid. ac.
Base commercial intensity	1.0 FAR/gross commercial ac.	0.2 FAR/gross commercial ac.
Max. commercial intensity	2.7 FAR/gross commercial ac.	0.88 FAR/gross commercial ac.
Min. residential floor area	20% of total at time of full development	20% of total at time of full development
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.

E-I-A: Employment and Institutional Area - A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.

Minimum tract size - Generally 5 adjoining gross acres

Minimum open space improved by landscaping - 20% of net lot area

V-L: Village-Low - Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This Zone may be utilized in areas recommended for permanent low density by a Master Plan.

Minimum tract size - 150 contiguous gross acres

Maximum density - 1.3 dwelling units per gross acre

V-M: Village-Medium - Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This Zone may be utilized in areas recommended for permanent low density by a Master Plan.

Minimum tract size - 300 contiguous gross acres

Maximum density - 2.0 dwelling units per gross acre

COMMERCIAL ZONES

- C-O:** Commercial Office - Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.
- C-A:** Ancillary Commercial - Certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 net acres.
- C-1:** Local Commercial, Existing - All of the uses permitted in the C-S-C Zone.
- C-2:** General Commercial, Existing - All of the uses permitted in the C-S-C Zone, with additions and modifications.
- C-C:** Community Commercial, Existing - All of the uses permitted in the C-S-C Zone.
- C-G:** General Commercial, Existing - All of the uses permitted in the C-S-C Zone.
- C-S-C:** Commercial Shopping Center - Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.
- C-H:** Highway Commercial, Existing - All of the uses permitted in the C-M Zone.
- C-M:** Commercial Miscellaneous - Varied commercial uses, including office and highway-oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.
- C-W:** Commercial Waterfront - Marine activities related to tourism, vacationing, boating and sports, water-oriented recreation, together with limited employment areas which cater to marine activities along a waterfront.
- C-R-C:** Commercial Regional Center - Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development - one hundred (100) gross continuous acres; maximum FAR - .75; maximum building height - 75 ft.; maximum building coverage, excluding parking - 50%; Detailed Site Plan approval required.

INDUSTRIAL ZONES

- I-1:** Light Industrial - Light intensity manufacturing, warehousing, and distribution uses; 10% green area required.
- I-2:** Heavy Industrial - Highly intensive industrial and manufacturing uses; 10% green area required.
- I-3:** Planned Industrial/Employment Park - Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; Conceptual and Detailed Site Plan approval required; 25% green area required; outdoor uses restricted; warehousing and wholesaling uses limited.
- I-4:** Limited Intensity Industrial - Limited intensity (0.3 FAR) commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25% green area required.
- U-L-I:** Urban Light Industrial - Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.

OVERLAY ZONES²

- T-D-O:** Transit District Overlay - Intended to ensure that development in a designated district meets the goals established in a Transit District Development Plan. Transit Districts may be designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides.
- D-D-O:** Development District Overlay - Intended to ensure that development in a designated district meets the goals established in a Master Plan, Master Plan Amendment or Sector Plan. Development Districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas and other special areas as identified in approved plans.

²These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning uses allowed and standards for development. In addition, new development is generally subject to approval of a Detailed Site Plan by the Planning Board.

CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONES³

- I-D-O:** Intense Development Overlay - To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial and industrial land uses with development intensity limits. Maximum residential density is the same as the underlying zone.
- L-D-O:** Limited Development Overlay - To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing areas of natural habitat, while accommodating additional low-or moderate-intensity development. Maximum residential density is the same as the underlying zone, up to 4.0 du/net acre maximum.
- R-C-O:** Resource Conservation Overlay - To provide adequate breeding, feeding and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource-oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay. Maximum residential density - .05 du/gross acre.

REVITALIZATION OVERLAY DISTRICTS⁴

- R-O-D:** Revitalization Overlay District - Intended to ensure the orderly development or redevelopment of land within a designated district. Revitalization Districts provide a mechanism for the county to delegate full authority to local municipalities to approve departures from parking, landscaping and sign standards. In addition, limited authority is also delegated for the approval of variances from building setbacks, lot coverage, yards and other dimensional requirements of existing zoning.

ARCHITECTURAL OVERLAY DISTRICTS⁵

- A-C-O:** Architectural Conservation Overlay - Intended to ensure that development and redevelopment efforts preserve and protect the architectural or design character of neighborhoods in accordance with an approved Architectural Conservation Plan. Conservation Districts may be designated in areas where the majority of properties have been developed and they exhibit distinct, unifying elements, characteristics, design or other physical features.

³These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning uses allowed and standards for development. In addition, new development is generally subject to approval of a Conservation Plan and Conservation Agreement by the Planning Board.

⁴These overlay districts are superimposed over other zones. However, they do not modify provisions of the underlying zones concerning uses allowed and standards for development.

⁵These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a Detailed Site Plan for Architectural Conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

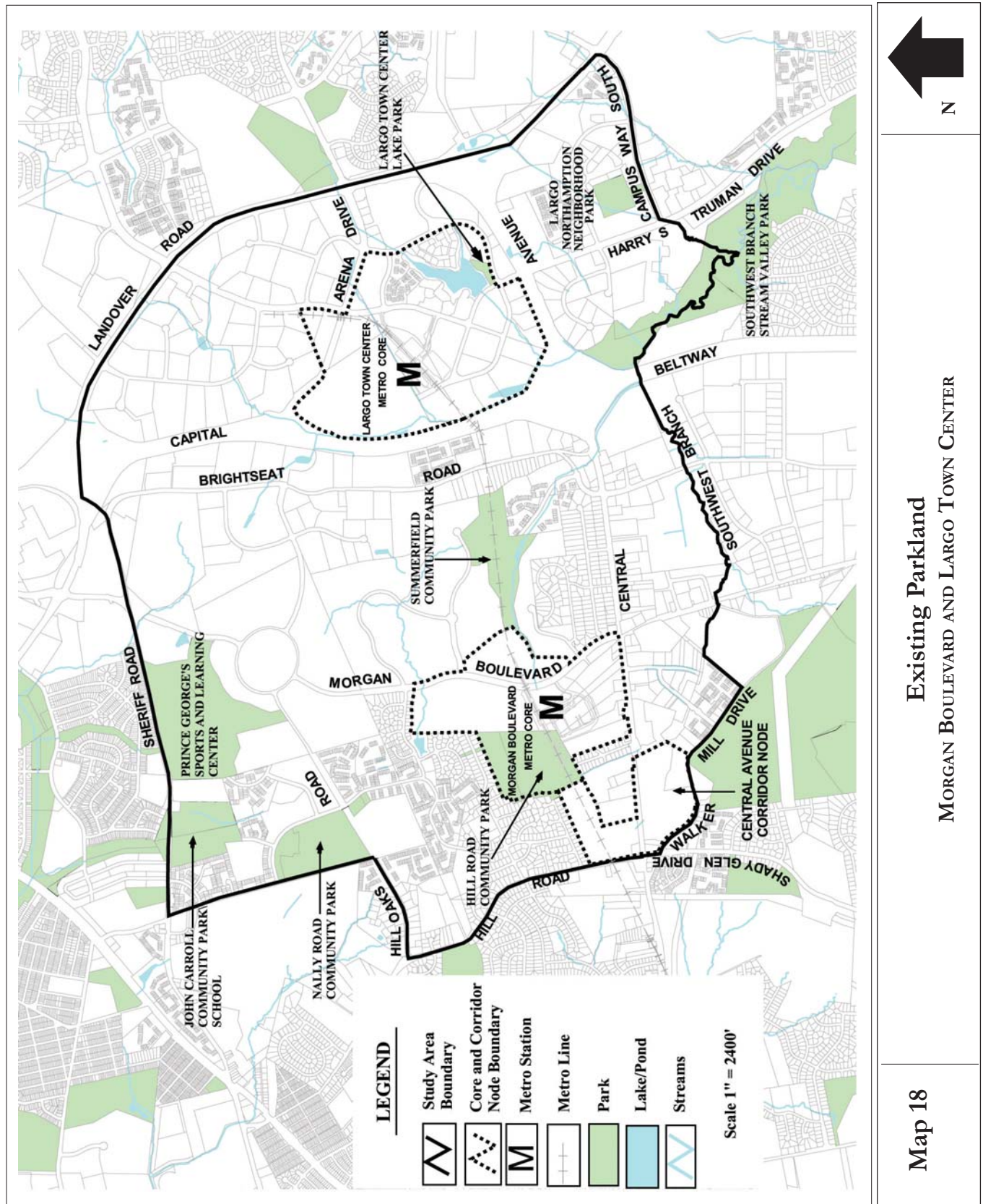
Appendix E: Metro Map



- No Smoking
- No Eating or Drinking
- No Animals (except service animals)
- No Audio or Video Devices (without earphones)
- No Litter or Spitting
- No Dangerous or Flammable Items

Appendix F: Parks

The study area is served by 238 acres of parkland (see Map 18). Based on the proposed population per the rezonings in the Morgan Boulevard and Largo Town Center core areas, 46 acres of parkland is needed to meet parkland standards.



Appendix G: CR-36-2004

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

2004 Legislative Session

Resolution No. CR-36-2004

Proposed by The Chairman (by request – Planning Board)

Introduced by Council Members Shapiro, Harrington, Dernoga, Dean and Peters

Co-Sponsors _____

Date of Introduction May 27, 2004

RESOLUTION

1 A RESOLUTION concerning

2 The Sector Plan and Sectional Map Amendment for the Morgan Boulevard and

3 Largo Town Center Metro Areas

4 For the purpose of approving, the Sector Plan and Sectional Map Amendment (SMA) for the

5 Morgan Boulevard and Largo Town Center Metro Areas, thereby defining long-range land use

6 and development policies, detailed zoning proposals, design standards, and a Development

7 District Overlay Zone for that portion of Prince George's County generally defined by Sheriff

8 Road and Landover Road (north), Landover Road (east), Campus Way South, Southwest Branch,

9 and Walker Mill Drive (south), and Hill Road, Hill Oaks Road, and Belle Haven Drive (west),

10 with the focus of the plan being the Morgan Boulevard Metro core, the Largo Town Center

11 Metro core, and the Central Avenue Corridor Node, as shown on the attached map. The sector

12 plan area includes portions of Planning Areas 72, 73, and 75A.

13 WHEREAS, on March 27, 2001, in Council Resolution 9-2001, the County Council, sitting

14 as the District Council, directed the Maryland-National Capital Park and Planning Commission

15 to prepare a sector plan for the Morgan Boulevard and Largo Town Center Metro station areas,

16 in accordance with the requirements of Section 27-641 of the Zoning Ordinance; and

17 WHEREAS, the Prince George's County Planning Board published an informational

18 brochure for a Sector Plan and Sectional Map Amendment and held a public forum on July 12,

19 2001, to inform the public of the purposes and procedures for the Morgan Boulevard and Largo

20 Town Center Sector Plan and SMA; established goals, concepts, guidelines, and a public

21 participation program; convened a Sector Plan Advisory Planning Group to assist in formulating

1 solutions to issues; and hosted community-wide workshops; and

2 WHEREAS, on July 2, 2002, in Council Resolution 33-2002, the County Council, sitting as
3 the District Council, directed the Maryland-National Capital Park and Planning Commission to
4 prepare a Sectional Map Amendment in accordance with the requirements of Section 27-
5 225.01.05 of the Zoning Ordinance, and approved the boundaries of the study area, the Morgan
6 Boulevard Metro core, the Largo Town Center Metro core, and the Central Avenue Corridor
7 Node; and

8 WHEREAS, on May 18, 2003, the District Council granted a one-month extension to the
9 plan development phase to allow for additional community input; and

10 WHEREAS, the District Council and the Planning Board held a duly advertised joint public
11 hearing on the *Preliminary Sector Plan and Proposed Sectional Map Amendment for the Morgan*
12 *Boulevard and Largo Town Center Metro Areas* on November 3, 2003 (rescheduled from
13 September 22, 2003, due to inclement weather); and

14 WHEREAS, on March 18, 2004, the Planning Board adopted the Sector Plan and endorsed
15 the Sectional Map Amendment, with modifications, as described in Prince George's County
16 Planning Board Resolution PGCPB No. 04-50; and

17 WHEREAS, the Adopted Sector Plan and Endorsed Sectional Map Amendment were
18 transmitted to the District Council on March 28, 2004, and the District Council held a work
19 session on April 20, 2004, to review the joint public hearing testimony and recommended
20 amendments; and

21 WHEREAS, upon approval by the District Council, the Sector Plan will define land use
22 policies and development regulations; will serve as the primary guide for future development of
23 this Sector Plan area within portions of Planning Areas 72, 73, and 75A; will supercede portions
24 of the 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity*,
25 the 1990 *Approved Master Plan and Adopted Sectional Map Amendment for Largo-Lottsford*,
26 and the 1986 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-*
27 *District Heights and Vicinity*; and will amend the 2002 *Prince George's County General Plan*,
28 the 1992 *Historic Sites and Districts Plan*, the 1990 *Public Safety Master Plan*, and the 1975
29 *Countywide Trails Plan*; and

30 WHEREAS, the Sector Plan and SMA are intended to protect the health, safety, and
31 general welfare of citizens of Prince George's County; and

1 WHEREAS, the Sector Plan and SMA process provides for periodic comprehensive review
2 of long-range land use policies and zoning; and

3 WHEREAS, in the SMA the District Council intends to ensure that future development will
4 be in accordance with the principles of orderly, comprehensive land use planning as expressed in
5 the Sector Plan, and the Council has found it necessary to change the zoning of properties which
6 in its judgment are in conflict with the Sector Plan's land use recommendation; and

7 WHEREAS, the District Council, having reviewed supporting materials submitted as part
8 of the comprehensive rezoning proposal, and having examined the testimony presented, finds
9 that the record supplemented by applicable County plans and policies, justifies the zoning
10 changes within this SMA.

11 SECTION 1. NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince
12 George's County, sitting as the District Council for that part of the Maryland-Washington
13 Regional District in Prince George's County, Maryland, that the Sector Plan and Sectional Map
14 Amendment for Morgan Boulevard and Largo Town Center Metro Areas, as adopted and
15 endorsed by the Planning Board on March 18, 2004, are hereby approved, with the amendments
16 described below: (Bracketed text is deleted and underlined text is new.)

17
18 **AMENDMENT 1**

19 Location: Morgan Boulevard Metro Core, Subarea 1, north of the Metro station

20 Adopted Sector Plan Recommendation: "Mixed-use (residential and retail) of low- to-mid-rise
21 type development is proposed for this subarea. A residential component (townhouses and
22 multifamily) of the mixed-use concept is proposed with the higher density development closest
23 to the Metro station. A non-residential component is proposed adjacent to the north side of the
24 Metro station.

25 Approved Sector Plan Recommendation: Delete last sentence above, "[A non-residential
26 component is proposed adjacent to the north side of the Metro Station]", to follow District
27 Council's action approving CDP 0301, on January 27, 2004.

28
29 **AMENDMENT 2**

30 Location: Morgan Boulevard Metro Core, Subarea 3, south of the Metro station

31 Adopted Sector Plan Recommendation: "Mixed-use consisting of retail and a hotel in the eastern

1 portion of the subarea...”

2 Approved Sector Plan Recommendation: “Mixed-use consisting of retail [and a hotel] in the
3 eastern portion of the subarea...”

4
5 **AMENDMENT 3**

6 Location: Morgan Boulevard Metro Core, Subarea 4, west of the Metro station

7 Previous Zoning: R-80 Zone

8 Adopted Sector Plan Recommendation: Parkland (Preliminary plan: Mixed-use)

9 Endorsed SMA Recommendation: R-80 Zone (Proposed SMA: M-U-I Zone)

10 Approved Sector Plan Recommendation: Parkland

11 Approved SMA Recommendation: R-O-S Zone

12
13 **AMENDMENT 4**

14 Location: Central Avenue Corridor Node, northeast quadrant

15 Previous Zoning: R-T Zone

16 Adopted Sector Plan Recommendation: Townhouse (Preliminary plan: Townhouse)

17 Endorse SMA Recommendation: R-T Zone (Proposed SMA: R-T Zone)

18 Approved Sector Plan Recommendation: Suburban Residential

19 Approved SMA: R-55 Zone, to permit medium-suburban residential densities and allow
20 transition between the R-80 zoned neighborhood to the north and the commercial sections of the
21 Central Avenue Corridor.

22
23 **AMENDMENT 5**

24 Implementation Element (Development District Overlay Zone, Design Standards)

25 Site Design – Parking Requirements

26 Revise Standard A.2 (page 112): “ The maximum number of off-street parking spaces permitted
27 for Shopping Centers between 25,000 and 399,999 square feet of gross leasable area (GLA) shall
28 be modified from Section 27-568 (a) as:

29 a. All uses except theaters shall provide no more than one space per [350]200 square feet
30 of GLA.”

1 **AMENDMENT 6**

2 Add language after first sentence at beginning of Land Use and Zoning Recommendations for
3 Morgan Boulevard: “(The District Council affirms its action approving CDP-0301 on
4 January 27, 2004.)”

5
6 **AMENDMENT 7**

7 Location: Morgan Boulevard Metro Core, Subarea 5, east of Metro Station.

8 Add language at end of first paragraph in the recommendations section: “Retail may occur prior
9 to any residential in this subarea.”

10
11 SECTION 2. BE IT FURTHER RESOLVED that the staff is authorized to make
12 appropriate text and map revisions to correct identified errors, reflect updated information, and
13 incorporate the Zoning Map changes reflected in this Resolution.

14 SECTION 3. BE IT FURTHER RESOLVED that this Sectional Map Amendment is an
15 amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-
16 Washington Regional District in Prince George’s County. The zoning changes approved by this
17 Resolution shall be depicted on the official Zoning Maps of the County.

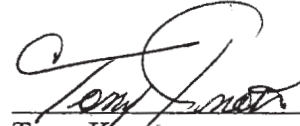
18 SECTION 4. BE IT FURTHER RESOLVED that the provisions of this Resolution are
19 severable, and if any provision, sentence, clause, section, zone, zoning map, or part thereof is
20 held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity,
21 unconstitutionality or unenforceability shall not affect or impair any of the remaining provisions,
22 sentences, clauses, sections, zones, zoning maps, or parts thereof or their application to other
23 zones, persons, or circumstances. It is hereby declared to be the legislative intent that this
24 Resolution would have been adopted as if such illegal, invalid, unconstitutional, or
25 unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been
26 included therein.

1 SECTION 5. BE IT FURTHER RESOLVED that this Resolution shall take effect on the
2 date of its adoption.

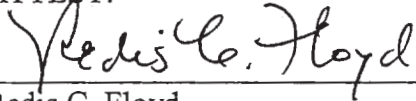
Adopted this 27th day of May, 2004.

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: _____


Tony Knotts
Chairman

ATTEST:



Redis C. Floyd
Clerk of the Council

Map available in hard copy only

Appendix H: Revisory Petition



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

March 3, 2005

RE: SMA Revisory Petition for Sector Plan and Sectional Map Amendment
for the Morgan Boulevard and Largo Town Center Metro Areas
Santos/Zimmer Properties

***NOTICE OF FINAL DECISION
OF THE DISTRICT COUNCIL***

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of Zoning Ordinance No. 2-2005 setting forth the action taken by the District Council in this case on February 14, 2005.

CERTIFICATE OF SERVICE

This is to certify that on March 3, 2005, this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Redis C. Floyd".

Redis C. Floyd
Clerk of the Council

(10/97)

County Administration Building - Upper Marlboro, Maryland 20772

Case No.: Morgan Boulevard SMA
Revisory Petition

Applicants: Santos/Zimmer Properties

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 2- 2005

AN ORDINANCE TO APPROVE A PETITION TO REVISE THE
MORGAN BOULEVARD SECTOR PLAN AND SECTIONAL MAP AMENDMENT

WHEREAS, in Council Resolution 36-2004, adopted May 27, 2004, the District Council approved the Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center; and

WHEREAS, among the properties affected by the SMA were the Santos property, approximately 6 acres of land in the I-1 Zone on Walker Mill Drive, rezoned to C-O, and the Zimmer property, approximately 29 acres of land in I-1, adjoining Santos, between Central Avenue and Walker Mill Drive, also rezoned to C-O; and

WHEREAS, by petition filed June 25, 2004, the owners of the Santos property filed a revisory petition with the District Council, to request restoration of the I-1 Zone, on the basis of mistake in the SMA; and

WHEREAS, on October 20, 2004, the Santos petition was amended, by: (1) adding the Zimmer property, adjacent to Santos, and (2) requesting the C-S-C Zone instead of the I-1 Zone, again on the basis of mistake in the SMA; and

WHEREAS, by order approved October 25, 2004, the District Council referred the Santos-Zimmer petition to the Zoning Hearing Examiner for public hearing, under the criteria in Section 27-228 of the Zoning Ordinance; and

WHEREAS, the Examiner on January 12, 2005, held a public hearing on the petition, after public notice as required by law, a hearing deemed to have been held and completed by the Council as of the referral date, October 25, 2004; and

WHEREAS, the Examiner has filed a decision with the District Council recommending approval of the petition, on the basis of mistake in the SMA; and

WHEREAS, the District Council, having reviewed the record of the SMA and the record made at the hearing on the petition, has determined that the petition should be approved, and that the Santos and Zimmer properties should be placed in the C-S-C Zone; and

WHEREAS, as the basis for this action, the Council adopts the decision of the Examiner as its legislative findings, the Council having determined that factual error was made in the SMA. The zoning of the subject properties should have been changed from I-1 to C-S-C, not C-O.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map of the Maryland-Washington Regional District in Prince George's County, Maryland, is hereby amended to change the zoning classification of the properties which are the subject of the Santos-Zimmer petition from DDOZ/C-O to DDOZ/C-S-C. The subject properties remain in the Development District Overlay Zone for Morgan Boulevard, and their underlying zoning classifications, C-S-C, may not be changed without further action by the District Council.

SECTION 2. Future use and development of the subject properties shall be limited by the following amendments to the applicable Development District Standards:

A. The shopping center on the properties shall be anchored by a national grocery chain store, a food or beverage store which includes a bakery, pharmacy, deli, and seafood counters.

B. No store on either property may exceed 125,000 square feet gross floor area.

If any development standards amendments are held invalid for any reason, as they apply to either or both of the subject properties, then the underlying zoning classification of both properties shall revert to the C-O Zone.

SECTION 3. This Ordinance shall take effect on the date of its adoption.

Adopted this 14th day of February, 2005, by the following vote:

In Favor: Council Members Dean, Campos, Exum, Harrington and Knotts

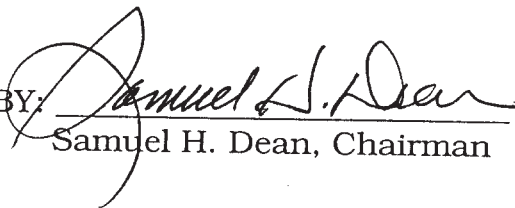
Opposed:

Abstained:

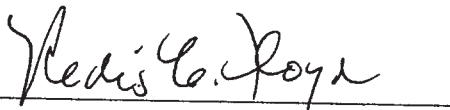
Absent: Council Members Bland, Dernoga, Hendershot and Peters

Vote: 5-0

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: 
Samuel H. Dean, Chairman


ATTEST:


Redis C. Floyd
Clerk of the Council

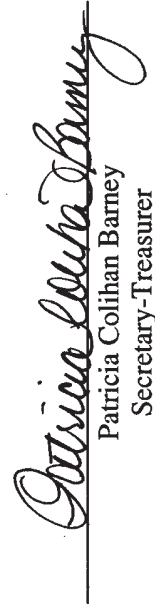
CERTIFICATE OF ADOPTION AND APPROVAL

This Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas amends the 2002 Prince George's County Approved General Plan, portions of the 1993 Approved Master Plan and Sectional Map Amendment for Landover and Vicinity, the 1990 Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, the 1986 Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity, the 1982 Master Plan of Transportation, the 1990 Public Safety Master Plan, the 1992 Prince George's County Historic Sites and Districts Plan, and the 1975 Countywide Trails Plan with the 1985 Equestrian Addendum. The sector plan and sectional map amendment were adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by Resolution No. 04-50 on March 18, 2004, and were approved by the Prince George's County Council by Resolution No. CR-36-2004 on May 27, 2004, after a duly advertised joint public hearing held on November 3, 2003.

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


Elizabeth M. Hewlett
Chairman


Derek P. Berlage
Vice Chairman


Patricia Colihan Barney
Secretary-Treasurer

Acknowledgements

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