

Chapter 6



Chapter 6: Overview of Development District Zoning Recommendations

Development District Overlay Zone Area—Zoning Recommendations

In 2002 the *Prince George's County Approved General Plan* designated Largo Town Center as a metropolitan center. A metropolitan center is defined as having a high concentration of land uses and economic activities that attract employers, workers, and customers from other parts of the metropolitan Washington, D.C. area. In addition to an employment focus, high-density residential development may be located in or very near a metropolitan center. The vision for a metropolitan center established in the 2002 General Plan calls for mixed residential and nonresidential uses at moderate to high densities and intensities with a strong emphasis on transit-oriented development (TOD). The approval of the zoning categories recommended by the Largo Town Center Sector Plan and implemented by this sectional map amendment (SMA) brings zoning into greater conformity with this vision.

The sector plan recommendations for the Largo Town Center sector plan area are organized into five subareas as identified on Map 14: Largo Town Area Subarea on page 49. Dividing the main sector plan area are two existing arterial streets, Arena Drive running east-west and Lottsford Road running north-south, that establish four separate quadrants or subareas. In addition to these quadrants is a fifth subarea located east of Landover Road. While some of the zoning revisions apply to the whole sector plan area, others are specific to a particular quadrant or subarea only.

Largo Town Center—Preferred Land Use Pattern

The Largo Town Center Sector Plan envisions a mix of complementary land uses around the Metro station that will promote walking, biking, and public transit use within the area. TOD core (southwest quadrant) shall contain an intensive mix of medium- to high-density residential, retail, office, and institutional uses. The northwest quadrant shall serve as Prince George's County's government operations center with office uses. The northeastern quadrant shall feature health-related office and institutional uses. The southeast quadrant

shall contain primarily mixed-use residential uses, while the area east of Landover Road shall ultimately contain townhome residences. Map 25: Preferred Land Use Plan on page 103 details the ultimate land use pattern mandated by this sector plan.

Detailed zoning recommendations to help implement the preferred land use pattern at Largo Town Center are spelled out in the following sections of this chapter.

Development District Overlay Zone (DDOZ)

The Largo Town Center SMA expands the DDOZ from its 2004 boundaries to include the entire Largo Town Center sector plan area (see Map 26: Existing Zoning Plan on page 104 and Map 27: Rezoning Plan on page 105). The primary purposes of the DDOZ are to encourage pedestrian activity; promote a sense of place; encourage compact mixed-use development; promote economic vitality and investment; and provide uniform development criteria utilizing design standards approved by the District Council. This expansion of the DDOZ allows development district standards to apply to all new construction, thus ensuring that the sector plan area is developed as envisioned. The standards are recorded in Chapter 8: Largo Town Center Development District Standards on page 127 and contain design guidelines governing all aspects of the built environment, including urban design, streets, open space, architecture, parking, and signage criteria. The standards ensure the development community has a clear understanding of expectations and decreases the likelihood and length of negotiations during the review process. With the standards in place, the review process is streamlined for properties being developed in the M-X-T Zone, and developers whose proposals reflect the vision for Largo Town Center are rewarded with a time savings.

New development in the DDOZ is subject to detailed site plan (DSP) review. New development must show compliance with the sector plan development standards in the site plan review process.

Notwithstanding requirements in the Zoning Ordinance for approval of a conceptual site plan (CSP) in the M-X-T Zone, compliance with the Preferred Land Use Plan, the Street Circulation Plan, the Open Space Plan, and the development standards for building heights, setbacks, form, scale, streetscape, and parking at the conceptual level satisfies all requirements for CSP approval for property in the DDOZ. Submission of a

CSP is therefore not required by the DDOZ; however, it is an optional application that may be useful in resolving conceptual design-related issues.

Recommended Rezoning

Underlying the DDOZ for the four main subareas, including the southwest, southeast, northeast, and northwest quadrants, the Mixed Use-Transportation Oriented (M-X-T), Mixed-Use Infill (M-U-I), and C-O (Commercial Office) Zones are used to implement the sector plan recommendations. M-X-T promotes smart growth principles by mandating at least two out of the following three use categories: (1) retail businesses; (2) office/research/industrial; (3) dwellings, hotel/motel. M-X-T also mandates the creation of a 24-hour functional environment; a location near a major intersection or a major transit stop or station; and the provision of adequate transportation facilities for the anticipated traffic. M-U-I promotes smart growth principles by encouraging the efficient use of land, public facilities, and services in areas that are already substantially developed. The C-O Zone mandates uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.

All uses permitted by right within the underlying zones are also permitted within the DDOZ. All uses permitted by special exception within the underlying zones are permitted unless the use is included in the list of prohibited uses under Permitted and Prohibited Uses on page 131.

New Transit-Oriented Development Zone: As the Largo Town Center Sector Plan was being prepared, The Maryland-National Capital Park and Planning Commission (M-NCPPC) began work to create a new TOD Zone. The new TOD Zone will be designed to apply some of the best practices in sustainable urban design and form-based code to the regulation of TOD at Prince George's County's rail transit stations. The new TOD Zone will also address some of the design hurdles to true TOD that are currently found in nearly all of Prince George's County's current mixed-use zones. This major zoning code initiative will not be completed before the Largo Town Center Sector Plan is approved. However, the sector plan acknowledges the importance of this work. Accordingly, the sector plan recommends the consideration of future rezoning of selected portions of

the Largo Town Center DDOZ to the new TOD Zone or other appropriate TOD-supportive zones at the time that the sector plan is due for review and revision.

Use Restrictions: Refer to Chapter 8: Largo Town Center Development District Standards for a discussion of permitted and prohibited uses.

Subarea Zoning Revisions

The following are zoning revisions specific to each of the Largo Town Center subareas.

Southwest Quadrant (TOD Core Area)

The TOD core located in the southwest quadrant is bounded by the Capital Beltway, Arena Drive, Lottsford Road, and Central Avenue and contains properties previously zoned Rural/Residential (R-R), Commercial Office (C-O), Major Activity Center (M-A-C), and M-U-I. The southwest quadrant consists primarily of The Boulevard at the Capital Centre, Largo Town Center Metro Station, and undeveloped land. The sector plan proposes high-density mixed-use development with offices, retail, institutional, and residential uses for properties within the TOD core.

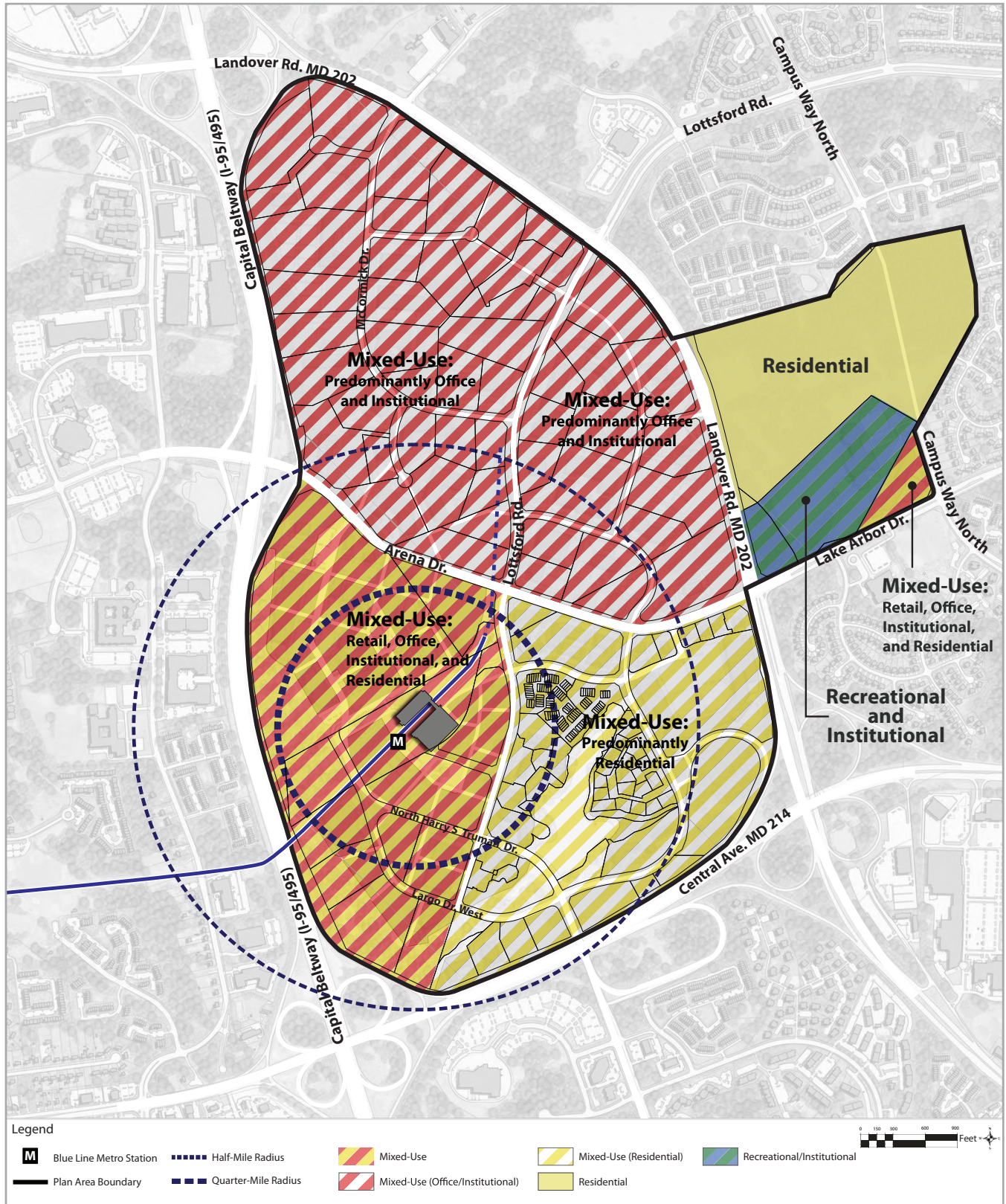
The Largo Town Center SMA reclassifies the properties previously zoned R-R, M-A-C, and C-O to the M-X-T Zone to encourage land use options and to promote a denser, mixed-use development pattern.

Southeast Quadrant

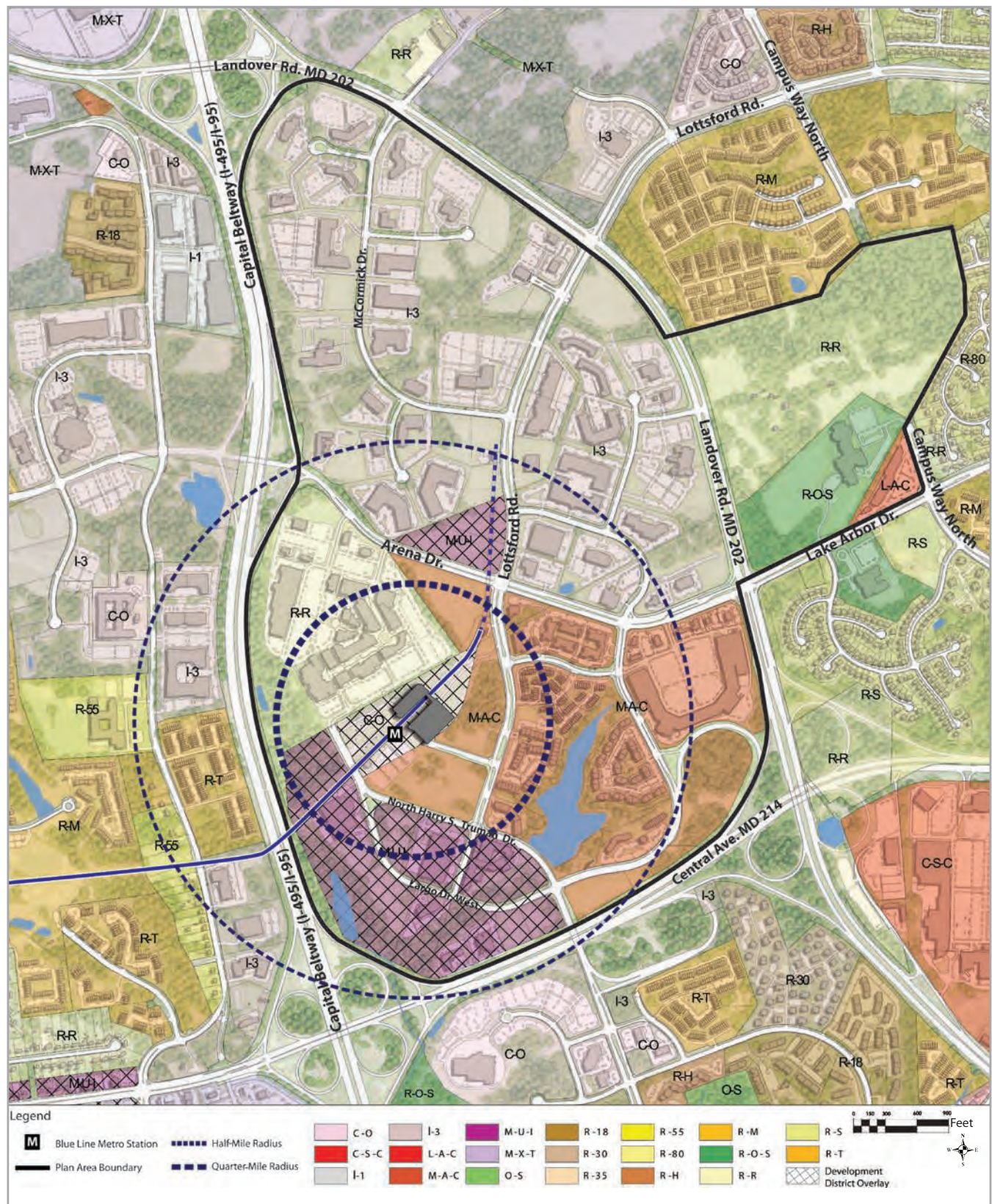
The southeast quadrant is bounded by Landover Road, Arena Drive, Lottsford Road, and Central Avenue and contains properties currently zoned M-A-C and M-U-I. The quadrant consists primarily of the Largo Town Center Shopping Center along with multifamily and townhouse development. The sector plan envisions medium-density residential development with limited retail uses for properties within this quadrant.

The Largo Town Center SMA reclassifies the M-NCPPC-owned parcel located at 400 Largo Center Drive from M-A-C to Reserved Open Space (R-O-S) and reclassifies the M-A-C-zoned parcels located at 401/501/601/701 Largo Center Drive to M-U-I to facilitate mixed-use, medium-density residential development.

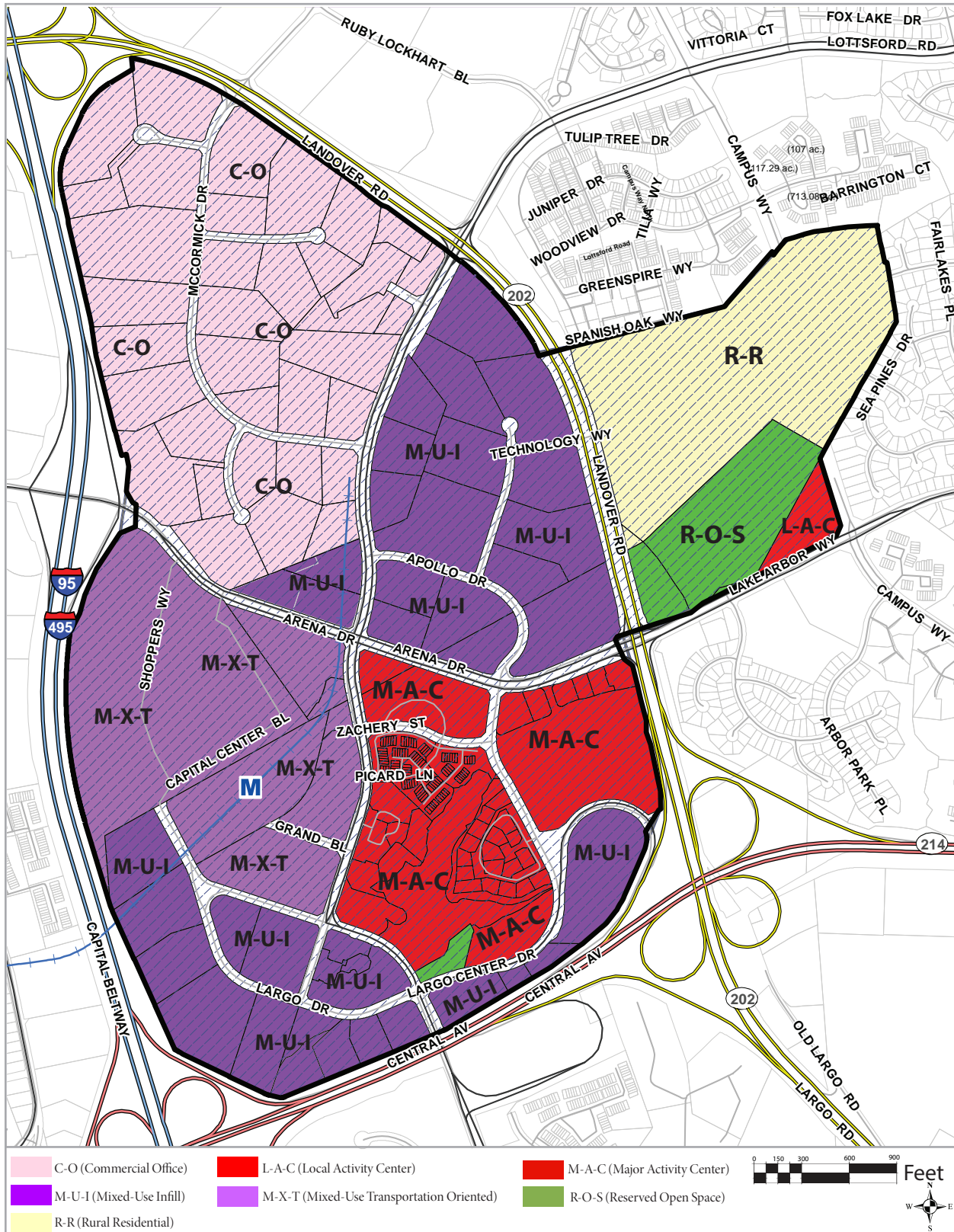
Map 25: Preferred Land Use Plan



Map 26: Existing Zoning Plan



Map 27: Rezoning Plan



Northeast Quadrant

The northeast quadrant is bounded by Arena Drive, Lottsford Road, and Landover Road and contains properties previously zoned Planned Industrial/Employment Park (I-3). The quadrant consists primarily of the Largo Park Business Center, which is zoned I-3 (Planned Industrial/Employment Park) in its entirety. The sector plan envisions infill office and institutional development with a focus on medical services within this quadrant.

The Largo Town Center SMA reclassifies the properties previously zoned I-3 to the M-U-I Zone to encourage mixed-use development and to promote a more dense development pattern than is typically found in I-3.

Northwest Quadrant

The northwest quadrant is bounded by the Capital Beltway, Arena Drive, Lottsford Road, and Landover Road and contains properties previously zoned I-3 and M-U-I. The quadrant consists primarily of the Inglewood Business Center. The sector plan envisions infill office and institutional development with limited retail uses.

The Largo Sector Plan SMA reclassifies the properties previously zoned I-3 to the C-O Zone to facilitate the

development of a full-service central government center and to promote a more dense development than is typically found in I-3.

East Area (East of Landover Road)

The east area is located east of Landover Road and north of Lake Arbor Drive and contains properties currently zoned R-R (Rural Residential), R-O-S (Reserved Open Space), and L-A-C (Local Activity Center). The quadrant includes the Largo Lottsford Park, Ernest Everett Just Middle School, and the Lake Arbor Village Center.

The Largo Town Center SMA retains the current R-R zoning for the parcels east of Landover Road. However, the Largo Town Center Sector Plan encourages a denser residential development than allowed in the R-R zoning. The plan envisions attractive communities with a variety of dwelling types designed to efficiently utilize available land area, public utilities, and public facilities, while also protecting and enhancing important natural features on the site. The sector plan encourages further evaluation of future rezoning of this property.

The properties currently zoned L-A-C and R-O-S also remain unchanged.