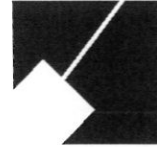


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Community Planning Division
301-952-3972



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.

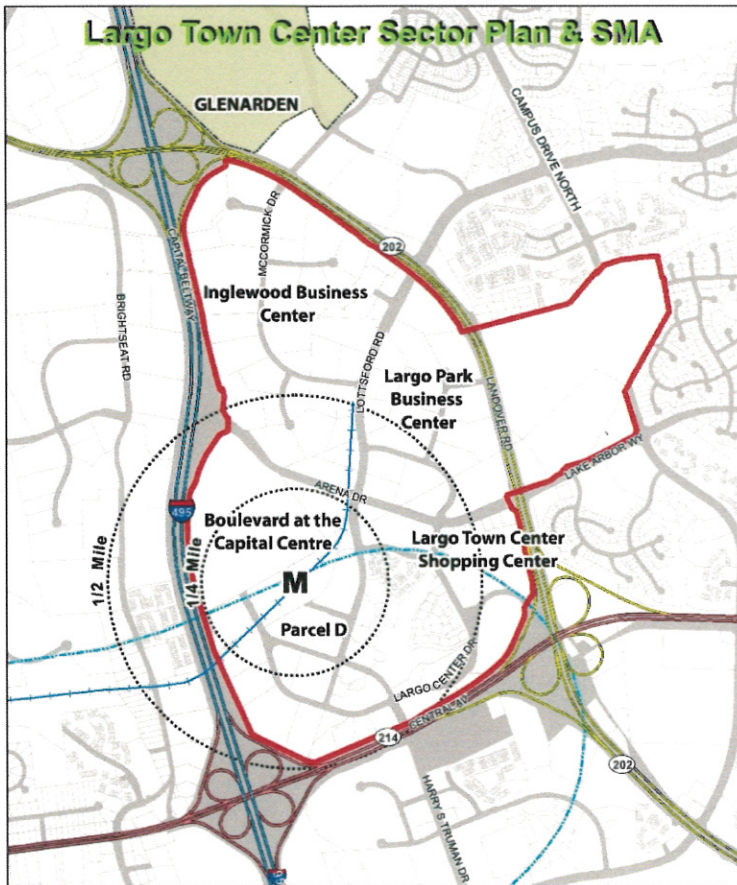
5. Smaller residential developments containing a minimum of 30 dwelling units but not exceeding 200 dwelling units shall be permitted a maximum of one ground-mounted monumental sign not exceeding [four] eight feet in height or a maximum area of [24] seventy-five square feet."

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.

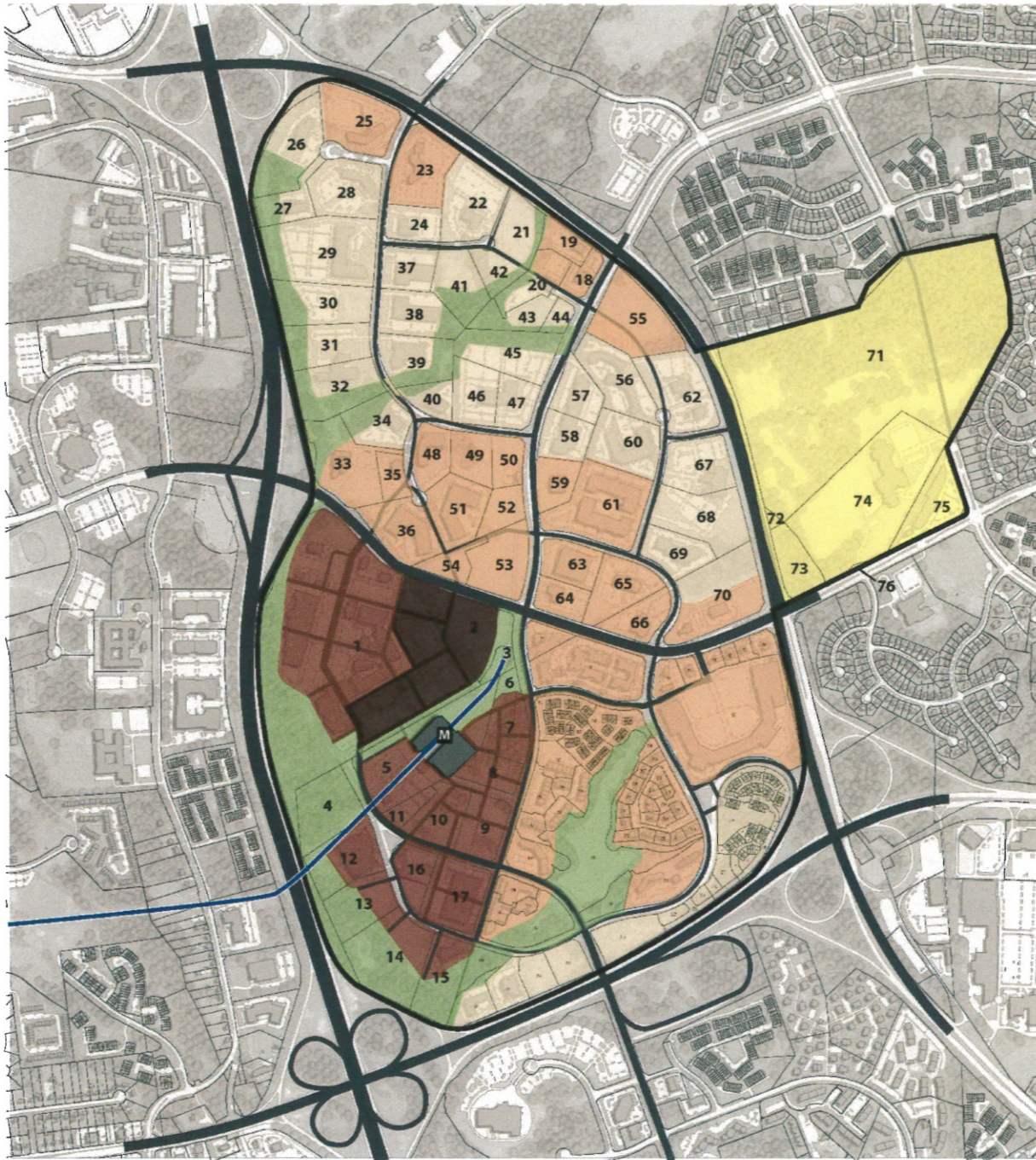
Refer to Map 31.1: Building Heights Showing Block Numbers, Map 31.2: TOD Core Building Heights, Map 31.3: Northwest Quadrant Building Heights, Map 31.4: Northeast Quadrant Building Heights, Map 31.5: Southeast Quadrant Building Heights, Map 31.6: East Area Building Heights; and Tables 1 to 5 (Permitted 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



Legend

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



January 5, 2016



Parcel Building Height Plan Diagram
Largo Town Center



Map 31.2: TOD Core Building Heights

31.2 - TOD Core Building Heights



Legend

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

January 8, 2016



Parcel Building Height Plan Diagram
Largo Town Center



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



Legend

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

January 8, 2016



Parcel Building Height Plan Diagram
Largo Town Center



LARGO TOWN CENTER DDOZ

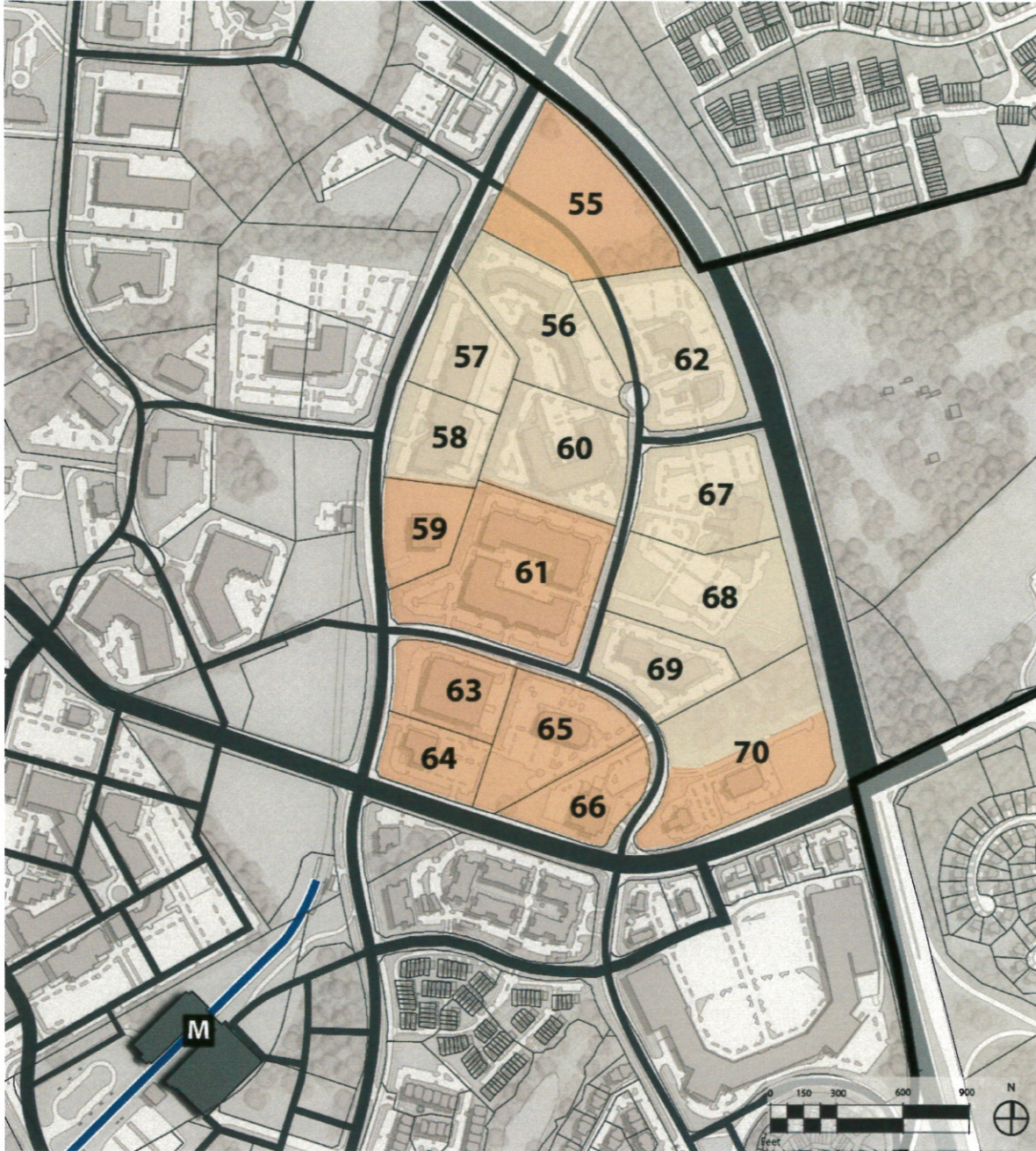
Table 16: Northwest Quadrant Property List

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 MARLBORO	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



Legend

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

January 6, 2016



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 17: Northeast Quadrant Property List

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address				Zip Code
					Number	Street Name	Street Type	City	
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

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

January 6, 2016



Parcel Building Height Plan Diagram
Largo Town Center



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
219, 186, 205	1518307	0	MAC	5-8 Stories	0 Stories	700	LARGO CENTER	DR	<Null>	UPPER MARLBORO	20774

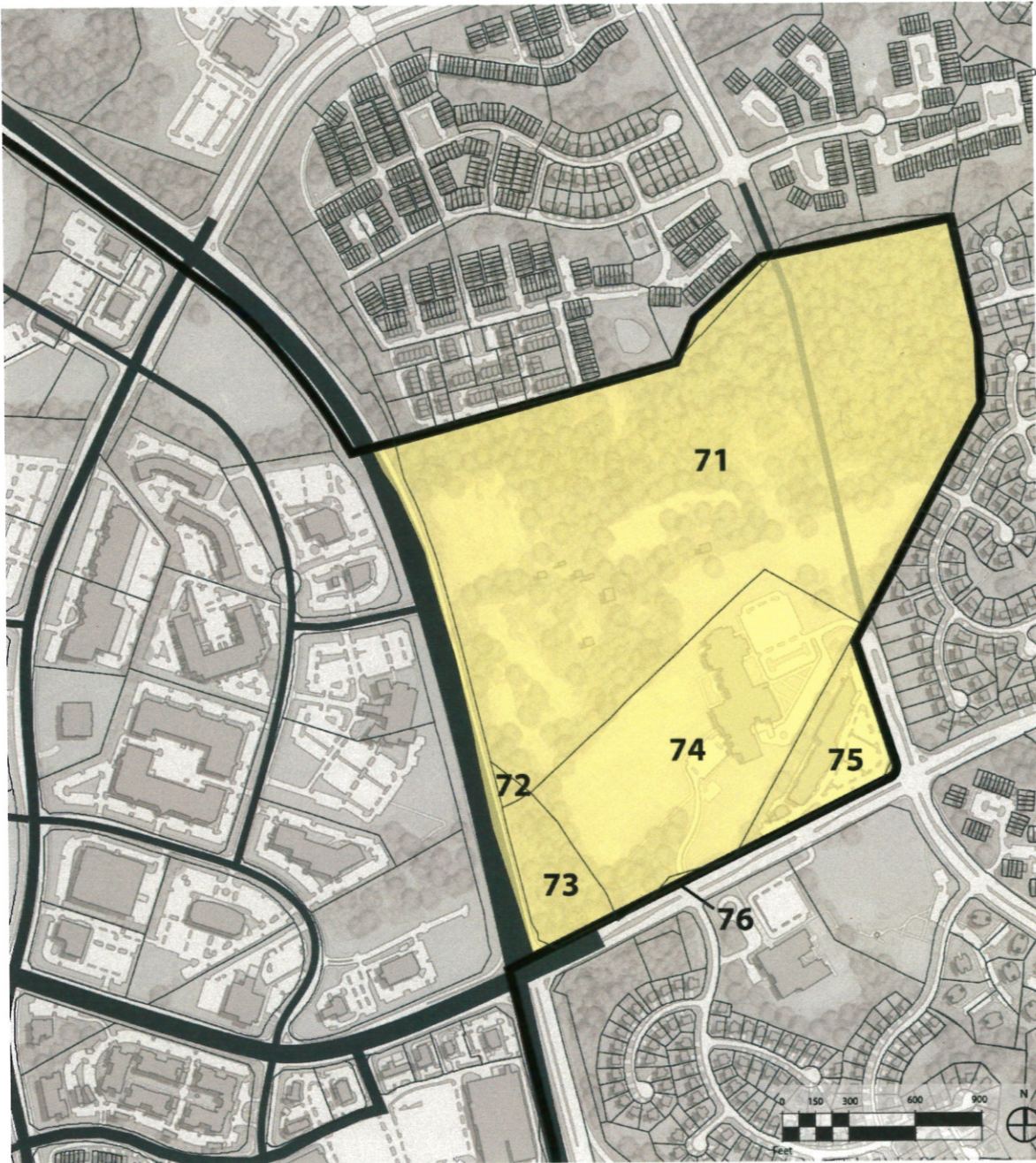
Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation		Property Address					
						Number	Street Name	Street Type	Street Direction	City	Zip Code
200	3135613	2.85	MUI	4-6 Stories	0 Stories	9401	LARGO	DR	W	UPPER MARLBORO	20774
201	1475326	2.7	MUI	4-6 Stories		9421	LARGO	DR	W	UPPER MARLBORO	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

31.6 - East Area Building Heights



Legend

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

January 8, 2016



Parcel Building Height Plan Diagram
Largo Town Center



LARGO TOWN CENTER DDOZ

Table 19: East Area Property List

Block Number	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address						Zip Code
					Number	Street Name	Street Type	Street Direction	City		
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	