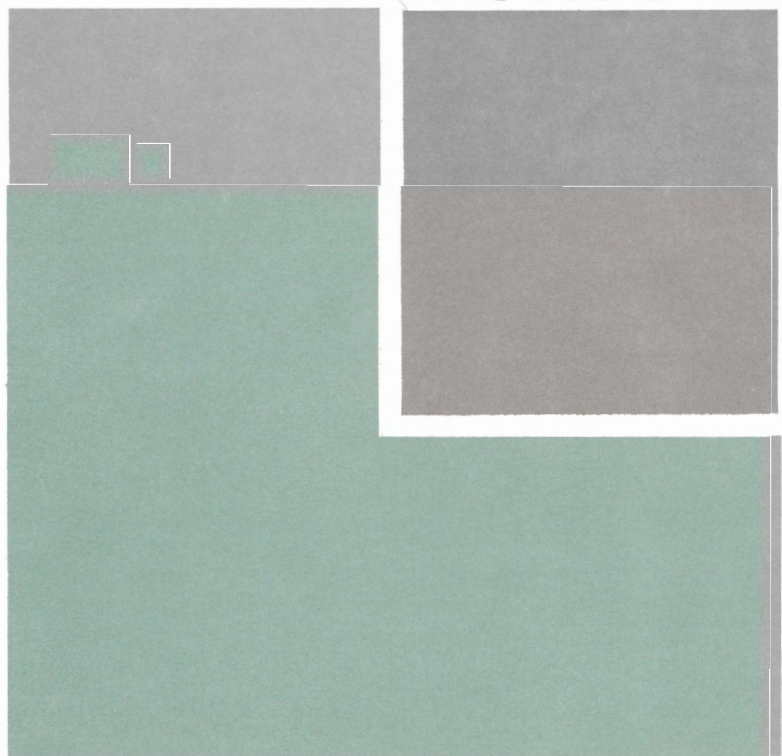
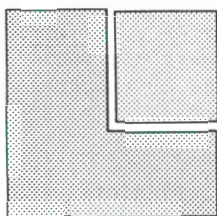


# **PLANNING BACKGROUND**







## CHRONOLOGY OF CHANGE AND HISTORIC PLANNING PERSPECTIVE

Much of the land in the Largo-Lottsford Planning Area was patented in the last quarter of the seventeenth century when the area was still part of Calvert County. Some of the names given to the tracts of land are still closely associated with the area, e.g., Northampton, Kettering, Largo, and Westphalia. Some of the patentees were among the early Colonial leaders at the time of the establishment of Prince George's County in 1696. For instance, Colonel Ninian Beall, who named one of his tracts after his birthplace (Largo) in Scotland, was elected one of the first delegates to the General Assembly from the new County. Thomas Sprigg established the Sprigg family home at Northampton and numbered among his descendants Revolutionary patriots Osborn Sprigg, Jr. and Maryland Governor Samuel Sprigg.

The early settlers were primarily tobacco planters. During the 1800's, as agriculture continued as the basic economy of the eastern and rural half of the County, land was taken up by other families who diversified tobacco production with field grains. The land was kept in large plantations; settlement was scattered, rather than in villages or towns.

A number of important transportation routes passed through the Planning Area. An important early road (now MD 202) connected the towns of Bladensburg and Upper Marlborough. Part of historic Lottsford Road still remains; at least as old as the Revolutionary period, it carried local traffic east and west, crossing the Western Branch at Lott's Ford. The line of Enterprise Road is just as old, connecting the southerly plantations of Oak Grove with Magruder's Tavern near Collington. The railroads which brought profound change to Prince George's County during the nineteenth century did not pass through this area, and it remains virtually insulated from change until the middle of this century.

In the early 1950's, the first residential subdivisions appeared in the northwestern part of the Planning Area (Carsondale, Springdale, and Glenarden). These are the only portions of the Planning Area that are in the Potomac Watershed where sewerage service was available. The 850-acre Northampton property was sold by the Fairfax family in 1959, and large parts of it were subsequently bought by developers in hopes of developing it as the site of the 1964 World's Fair. This plan failed, and the 1961 World's Fair was held in Flushing Meadows, New York. In the mid-1960's, the remainder of the Planning Area began to develop due to the proximity of the new Capital Beltway and establishment of the Western Branch Sewage Treatment Plan.

### HISTORIC PLANNING PERSPECTIVE

Several earlier plans have affected the Largo-Lottsford Planning Area. The most important of these were the 1964 General Plan, ... On Wedges and Corridors; the 1977 Largo-Lottsford Master Plan; and the 1982 General Plan. The following sections summarize those planning efforts and discuss their significance.

#### The 1964 General Plan

The 1964 General Plan, adopted for Montgomery and Prince George's Counties by the Maryland-National Capital Park and Planning Commission, proposed a basic policy of channeling growth along transit corridors with broad wedges of low-density development

and open space separating the corridors (hence, the title ... On Wedges and Corridors). One of these corridors of development was to be along John Hanson Highway; and the General Plan, consequently, recommended approximately 1,700 acres in the northwest portion of the Largo-Lottsford Planning Area for the relatively high densities of 3.4 to 10 dwelling units per acre.

The General Plan also called for some 390 acres of high-density housing of 10 to 30 units per acre around the intersection of Landover Road and Central Avenue. Another major proposal was for a large employment center within the triangle formed by the Capital Beltway, Central Avenue, and Landover Road. It would have provided for about 10,000 employees.

The General Plan land use map was broad scale, covering over 900 square miles; it was general in scope and could not be literally interpreted to guide policies for every individual parcel. To the extent that it could be measured, however, the General Plan indicates a population range of 68,000 to 143,000 residents and about 10,000 employees for the Largo-Lottsford area.

#### The 1977 Largo-Lottsford Master Plan

In 1977, the Prince George's County District Council approved the Master Plan for the Largo-Lottsford area (it was adopted by the Maryland-National Capital Park and Planning Commission in 1976). The Plan called for the Planning Area to be developed as a New Town with a wide range of residential, commercial, and employment opportunities and community amenities. Within the triangle formed by the Capital Beltway, Landover Road, and Central Avenue was to be a Town Center - a mixed used development of residential, employment, and commercial uses. The remainder of this triangle was to be developed in employment uses.

The 1977 Plan differed in several respects from the 1964 General Plan. Rapid rail mass transit was no longer planned along U.S. Route 50. In recognition of this as well as other access and environmental constraints, the Plan called for lower densities for the Enterprise Community (the area north of Lottsford Road). Also, the Master Plan reflected a County policy favoring single-family over multifamily dwelling units.

Other features of the 1977 Largo-Lottsford Master Plan included a Metrorail extension to the Capital Centre with transit extended to Bowie along Lottsford Road; a low-density estate corridor along Enterprise and Lottsford-Vista Roads; and a commercial/employment area in the southeast quadrant of the intersection of Central Avenue and Maryland Route 202. The Plan proposed an ultimate population of 51,000 to 69,000 persons in 15,000 to 21,000 dwelling units.

#### The 1982 General Plan

The General Plan for the Maryland-Washington Regional District with Prince George's County, Maryland, was approved in March 1982. It constitutes an amendment to the 1964 General Plan. The General Plan is a policy plan, containing policies and guidelines concerning land use, economic development, transportation, housing, the environment, and public facilities. Although it contains no specific land use or zoning recommendations, it delineates the proposed transportation system and recognizes major employment areas and commercial activity centers. It establishes a quantitative element called "traffiched-watersheds" for purposes of keeping track of the relationship between the rate of development and the provision of key public facilities and services. Overall, the General Plan establishes a framework upon which subsequent area plans, including this Master Plan Amendment, are based.

The General Plan delineates four "policy area" categories which generally correspond to developed, developing, possible future development, and permanent rural areas. It recommends specific policies for each (see pages 42-46 of the General Plan text for further discussion).



Only two of the policy areas are present in the Largo-Lottsford Planning Area:

- Category II Policy Areas are partially developed and peripheral to the more fully developed inlying areas. They are from one-third to two-thirds developed, situated beyond direct accessibility to Metro, and already have or are scheduled to have water and sewerage services within the next six years. They constitute the "leading edge of development" represented by areas largely within Sewer Systems Areas 1-4. Most of the Category II Policy Areas in Planning Area 73 are in Largo, Kettering, and around the Town of Glenarden.
- Category III Policy Areas are primarily undeveloped areas without water and sewer service. They are proposed (in the General Plan) for staged future development, permanent large-lot zoning, or agricultural use. The General Plan offers guidance as to when, where, and under what circumstances these areas should be opened for more intensive development. The actual decision, to be guided by Area Master Plans, will be made when the County periodically reviews its Ten-Year Water and Sewerage Plan.

The General Plan designates this Category as a transition area where a number of development alternatives must be considered in conjunction with future area planning studies (such as this Master Plan Amendment). Subsequent master plan efforts are directed to better define future land use. Areas north of Lottsford Road and along Enterprise Road in Planning Area 73 are shown in Category III areas. The General Plan shows an "exception" to this Category area (other than large lots) in the vicinity of Enterprise Estates and along Lottsford-Vista Road, where numerous properties had approved commitments for suburban subdivision and/or for water and sewerage service.

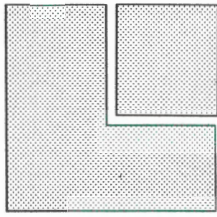
The General Plan also includes four maps, a Baseline Plan and three Long-Range Development Options. The Baseline Plan Map serves as a near term guide and is expressive of then currently approved plans, policies, sectional map amendments, and the Ten-Year Water and Sewerage Plan. This map assumes the completion of many projects already well along in the so-called "development pipeline". The three Long-Range Development Options each represent different growth patterns which subsequent amendments to the Baseline Plan could take by the time the County reaches a 1.2 million population level. Each option depicts possible extension of the leading edge of development as discussed on pages 46-49 of the General Plan. The actual selection of the future options or a combination thereof as they relate to the Largo-Lottsford area will be resolved by this Plan Amendment.

The quantitative aspect of the General Plan is reflected in its traffic in its watershed element (pages 165-176 in the General Plan). This element describes the existing development levels as of 1982 and a recommended "sequence of development" wherein dwelling unit holding capacities are staged over time with the provision of necessary supporting public facilities and services. This section generally conforms to the staging recommendations of the 1977 Largo-Lottsford Master Plan.

#### 1990 Largo-Lottsford Master Plan Amendment

This Plan amends the 1977 Plan in order to reflect changes in County policies and analyses. Major differences between this Plan and the 1977 Plan include new employment areas on the east side of MD 202 and in the northeast quadrant of the intersection of the Beltway and White House Road. It also recommends a transportation system which includes new and upgraded interchanges and extension of rapid rail to east of MD 202. The Plan proposes 18,160 to 18,555 dwelling units at ultimate development. The adopted Sectional Map Amendment, prepared concurrently with the Plan Amendment, revises the zoning map to conform with Plan policies.





## EXISTING SITUATION: LAND USE, ZONING, POPULATION, DWELLING UNITS AND EMPLOYMENT

### Existing Land Use

The Largo-Lottsford Planning Area comprises approximately 15.6 square miles or 10,007+ acres. Slightly more than one-half or 5,260+ acres is presently developed. As illustrated in Table 1, nearly 50 percent of the developed areas are comprised of residential land uses, with the overwhelming majority (2,026+ acres) devoted to single-family detached use. Approximately 48 percent of the developed land is under public or quasi-public use, comprising over 25 percent of the entire Planning Area. This high proportion of public land is due largely to the presence of two regional park facilities, Watkins Regional Park and Enterprise Golf Course. Commercial and industrial uses, accounting for 168+ acres, comprise only about three percent of the developed area.

An illustration of recent development activity is shown in Table 2, which indicates the number of preliminary residential subdivision lots approved and building permits issued since 1985. The 961+ acres represented by approved preliminary subdivision lots represent 11 percent of all land in the Planning Area. Some of this acreage, however, has already developed and is calculated as existing land use.

Table 1  
EXISTING LAND USE  
Planning Area 73  
1989

Land Use	Acres	Percent of Developed Area	Percent of Total Area
RESIDENTIAL	2,582	49.1	25.8
Single-Family Detached	2,026	38.5	20.3
Single-Family Attached	403	7.7	4.0
Multifamily	153	2.9	1.5
RETAIL COMMERCIAL	17	0.3	.2
EMPLOYMENT	151	2.9	1.5
PUBLIC/QUASI-PUBLIC	2,510	47.7	25.1
Parks	1,670	31.8	16.7
Utilities	91	1.7	0.9
Institutional	637	12.1	6.4
Private Recreation	112	2.1	1.1
DEVELOPED AREA TOTAL	5,260	100.0	52.6
UNDEVELOPED	4,747	--	47.4
TOTAL	10,007	100.0	100.0



Table 2

RESIDENTIAL LAND DEVELOPMENT ACTIVITY SINCE 1985<sup>1</sup>

Year	Approved Preliminary Subdivision Lots	Acreage of Subdivision Lots	Building Permits Issued			
			Single-Family Detached	Single-Family Attached	Multi-family	Total
1985	321	176	235	246	--	481
1986	665	273	385	665	360	1,410
1987	436	144	393	343	389	1,125
1988	<u>533</u>	<u>368</u>	<u>305<sup>2</sup></u>	<u>236<sup>2</sup></u>	<u>---<sup>2</sup></u>	<u>541<sup>2</sup></u>
TOTALS	1,955 Lots	961 Acres	1,318	1,490	749	3,557

<sup>1</sup> Approved preliminary subdivisions do not equate with building permits issued in any one year because of the previously existing inventory of developable recorded lots and the delay between preliminary plan approval, subdivision recordation, and building permit application.

<sup>2</sup> Data available only through September 1988.

Source: M-NCPPC Data Resources, Development Activity Monitoring System.

Table 3

APPROVED ZONING CHANGES  
SINCE ADOPTION OF THE 1978  
SECTIONAL MAP AMENDMENT

Zoning Application Number	Approval Date	Zoning Change	Acreage
A-9550	6/23/86	R-E to R-M	31.6
A-9551	7/21/86	R-E to R-S	35.9
A-9597	3/03/87	R-30, R-T, & R-80 to R-30	31.2
A-9604	4/11/88	R-R to I-3	111.1
A-9610	5/09/88	R-R to R-S	79.2
A-9613	2/08/88	R-R to M-X-T	244.7
A-9623	2/08/88	R-E to R-R	85.8
A-9628	2/22/88	R-R to I-3	78.6
A-9635	4/11/88	R-R to R-S	84.0
A-9638	5/09/88	R-R to R-S	36.8
A-9650	2/08/88	R-R & R-80 to L-A-C	7.3
A-9655	2/08/88	R-E to R-R	84.9
A-9680	11/28/88	R-R to I-3	2.2
A-9682	9/12/88	C-0 to E-I-A	40.0
A-9785	7/25/89	R-E to R-R	98.4
A-9612	10/03/89	R-R to C-0	24.3
A-9636	10/11/89	R-R to I-3	76.8



Over the period from 1985 to the present, the major part of subdivision activity has shifted from the Largo Community (bounded by Central Avenue, Watkins Park Road, MD 202, White House Road, and the Capital Beltway) to the Northampton Community (bounded by MD 202, Lottsford Road, Enterprise Road, Central Avenue, and the Capital Beltway). Most of this recent subdivision activity has been in the Lake Arbor projects. Also, in the last two years, there have been three relatively large single-family detached subdivisions in the Lottsford-Vista Road vicinity within the Enterprise Community (bounded by US 50, Enterprise Road, Lottsford Road, MD 202, and the Capital Beltway).

### Existing Zoning

There have been 17 zoning map amendment applications approved in the Planning Area since the 1978 Sectional Map Amendment. These rezonings account for 1,153+ acres. Of these applications, nine were based on a legal finding of change/mistake since the last comprehensive rezoning. Seven of the remaining amendments were accomplished under provisions of the Comprehensive Design Zones (E-I-A, L-A-C, R-S and R-M Zones). Intended as plan implementation zones, the Comprehensive Design Zones (CDZ) must show compliance with the 1977 Master Plan to be considered for approval. One amendment was for the M-X-T Zone; the granting of which must be shown to not substantially impair the integrity of the Master Plan. The approved amendments are described in Table 3 and shown on Map 1.

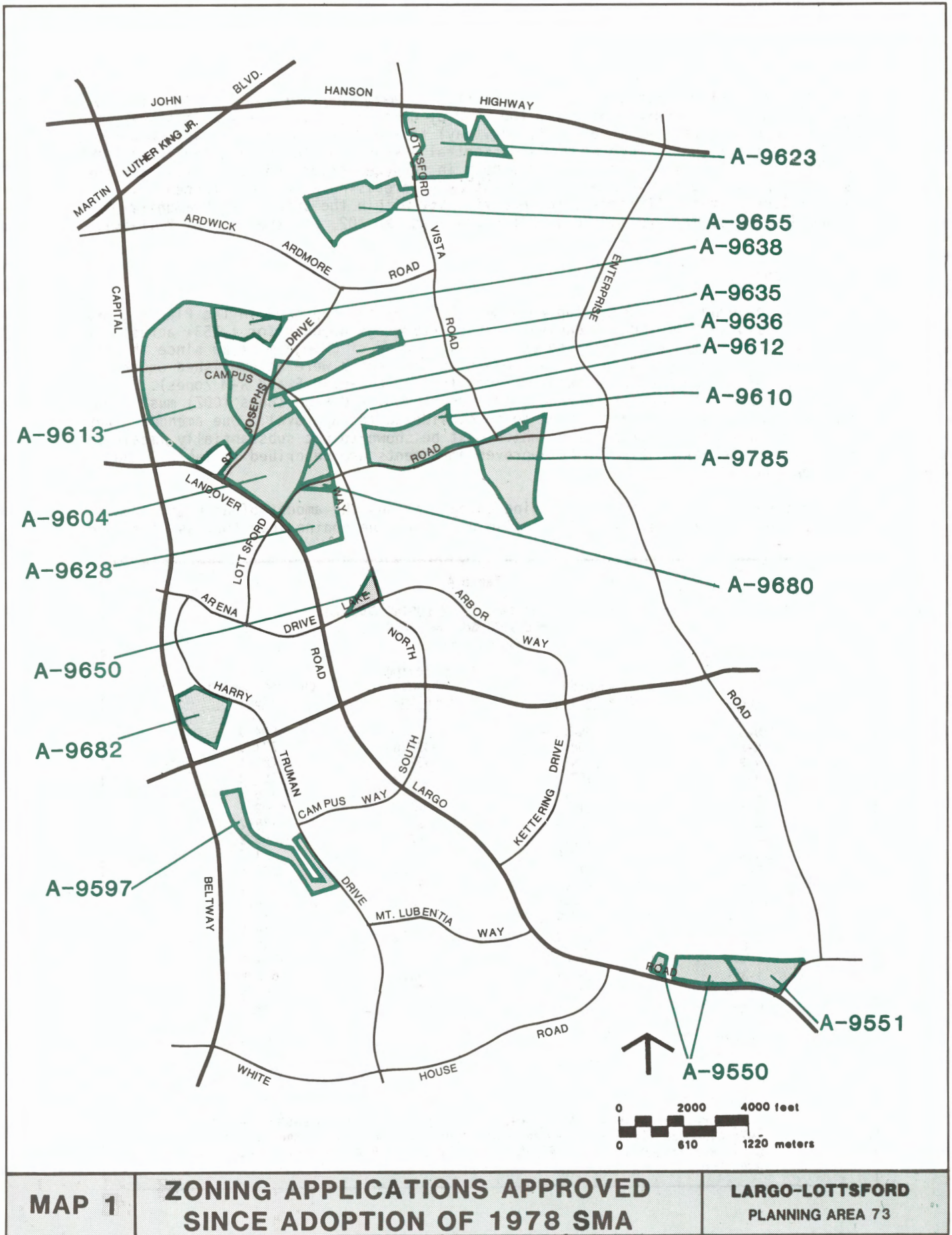
An inventory of all existing zoning categories and the amount of acreage in each zone is shown in Table 4. This Table also describes the zoning inventory as it existed

Table 4  
INVENTORY OF ZONING, INCLUDING CHANGES  
SINCE 1978 SMA ADOPTION  
Planning Area 73

Zone	Adopted SMA Zoning <sup>1</sup>	Net Zoning Change Since SMA	Current Zoning (6/90)
O-S	1,064.9 acres	--	1,064.9
R-E	1,108.5	-336.6	771.9
R-R	3,949.7	-467.6	3,482.1
R-80	1,187.1	-20.9	1,166.2
R-55	138.8	--	138.8
R-T	210.5	-8.0	202.5
R-30	109.3	+29.4	138.7
R-18	102.3	-7.1	95.2
R-H	33.6	--	33.6
R-M	147.2	+31.6	178.8
R-S	272.7	+234.2	506.9
L-A-C	8.8	+7.3	16.1
M-A-C	173.0	--	173.0
C-2	15.0	--	15.0
C-O	156.4	-15.7	140.7
C-S-C	173.2	--	173.2
I-3	369.9	+268.7	638.6
E-I-A	- 0 -	+40.0	40.0
M-X-T	- 0 -	+244.7	244.7
Subtotal	9,220.9	0.0	9,220.9
R-O-W	786.1		786.1

<sup>1</sup> Figures taken from 1978 Largo-Lottsford Sectional Map Amendment and the 1974 Glenarden Sectional Map Amendment (for that portion of the Town of Glenarden included in the 1974 SMA that is now in P.A. 73 - 87 acres in the R-55 Zone).







upon SMA adoption in 1978 and shows how each zoning category's acreage has been affected by subsequent rezonings. (For a description of the zones within the Prince George's Zoning Ordinance, see Appendix A, Guide to Zoning Categories.) The R-R Zone, intended by the SMA to be a "base density" zone for future development areas, has decreased by 467+ acres but is still the predominate zoning category in the Planning Area. The greatest increase in zoning acreage has been for employment areas (particularly the I-3 and M-X-T Zones) for the area on the east side of MD 202. The R-S Zone has also shown an increase in acreage, largely for the Tartan and Balk Hill properties.

As of June 1990, seven zoning map amendments (rezoning applications) were pending final decision. See Table 5 and Map 2 for their descriptions and locations.

<u>Application Data</u>	<u>Owner/Applicant Property Name</u>	<u>Property Location</u>	<u>Zoning Request</u>
A-9611 Filed: 7/16/88 70+ acres	Lottsford Properties Partnership/Tartan Development of Maryland	North side of Lottsford Road	R-R to R-S
A-9637 Filed: 12/3/86 86+ acres	Balk Hill, Inc.	Northeast quadrant of MD 202 and I-95	R-R to R-M
A-9677 Filed: 7/7/87 81+ acres	Leo J. and Marion K. Leonig	East side of MD 202, approximately 900 feet north of Lake Arbor Way	R-R to I-3
A-9769 Filed: 9/1/88 19+ acres	Tartan Development of Maryland, Inc.	Northeast quadrant of Lottsford Road and proposed Campus Way North intersection	R-R to R-H
A-9774 Filed: 9/27/88 38+ acres	Tartan Development of Maryland, Inc.	South of Ardwick-Ardmore Road	R-R to R-S
A-9775 Filed: 9/27/88 26+ acres	Tartan Development of Maryland, Inc.	South side of Ardwick-Ardmore Road	R-R to L-A-C
A-9832 Filed: 1/19/90 11+ acres	Hampton Crossroads Limited Partnership	Northeast quadrant of the intersection of Harry S Truman Drive and Mt. Lubentia Way	C-S-C to R-U



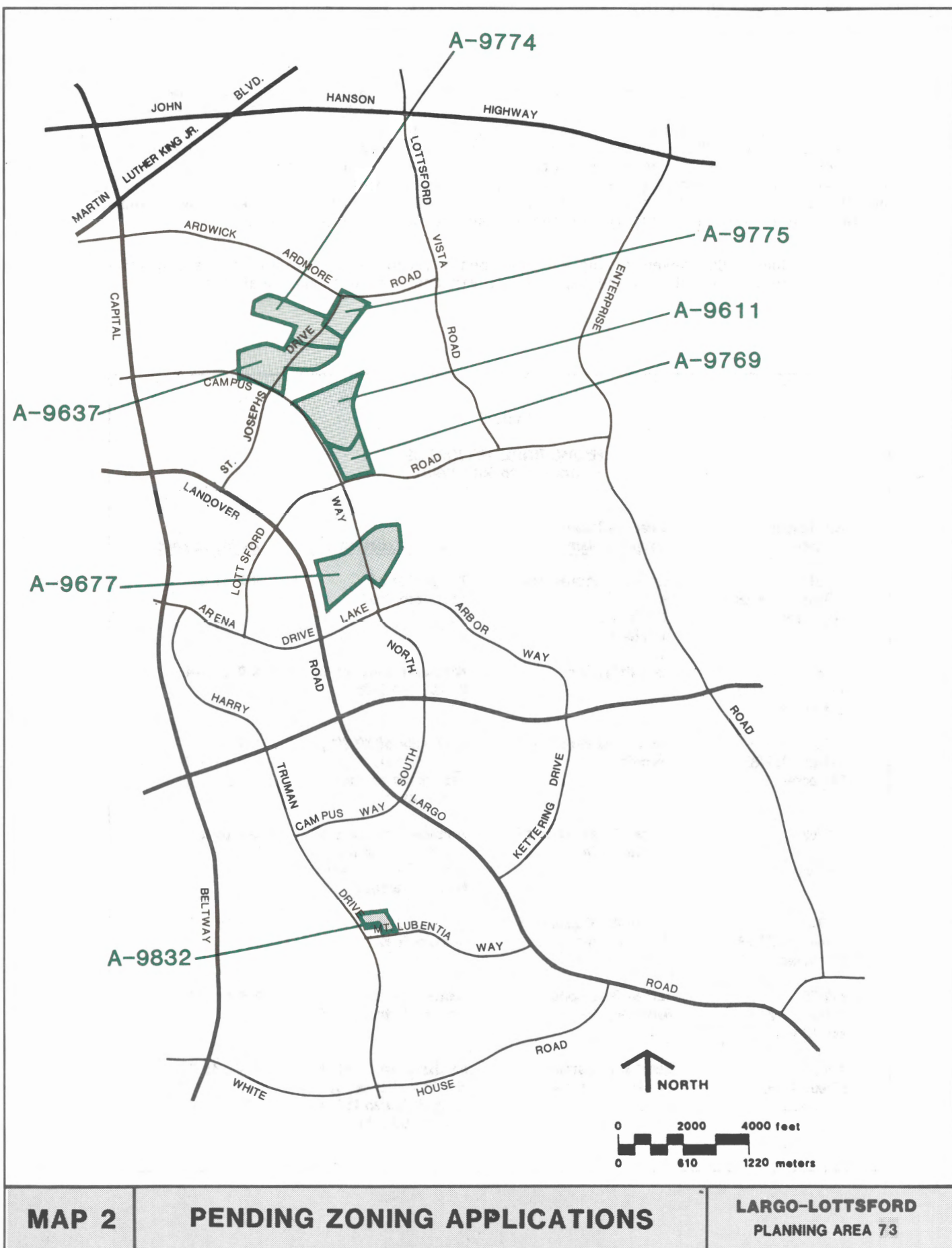




Table 6  
POPULATION, DWELLING UNITS AND EMPLOYMENT  
Planning Area 73

	Community			
	Enterprise	Northampton	Largo	Total
<u>Population</u>				
1976 <sup>1</sup>	3,963	347	7,136	11,446
1989	6,414	3,076	16,850	26,340
2010	11,183	7,196	18,621	37,000
<u>Dwelling Units</u>				
1976 <sup>1</sup>	942	127	2,766	3,835
1989	2,044	999	6,050	9,093
2010	4,451	2,705	7,461	14,617
<u>Employment</u>				
1976 <sup>1</sup>	232	41	1,496	1,769
1985	340	2,600	3,670	6,610
2010	1,130	7,660	7,230	16,020

<sup>1</sup> The 1976 data is not exact because of variations in accounting area boundaries.

Source: Cooperative Forecasting: Round IV, Research and Public Facilities Planning Division, M-NCPPC.

#### Population, Employment and Housing

There were an estimated 26,340 persons (3.7 percent of the County's total population) living in the 15.6 square mile Planning Area 73 as of January 1989. These residents occupied 9,093 dwelling units. The area population has grown by nearly 15,000 people or 130 percent since 1976, when the first Largo-Lottsford Plan was adopted. Dwelling units increased by more than 5,000 during the same time period.

Employment in the Planning Area was estimated to be 6,610 in 1985. This represents an increase of 4,841 employees (274 percent) since 1976. The Planning Area comprises 2.5 percent of the County's total employment of 265,000.

The Largo-Lottsford area is forecast to grow significantly over the next two decades. According to the County's Cooperative Forecast program (Round IV), the population will increase by 40 percent between 1989 and 2010; dwelling units by nearly 60 percent; and employment by 140 percent. Table 6 shows population, housing, and employment figures for each of the three communities in the Largo-Lottsford area.

