

Chapter 7



Chapter 7: Largo Town Center Sectional Map Amendment

Sectional Map Amendment

The vision for the sector plan is created by a sectional map amendment (SMA), which permits recommended land uses through a comprehensive rezoning process. The comprehensive rezoning process is a process that amends portions of the current zoning map. Once the SMA is approved by the District Council, the new zoning will comply with the sector plan recommendations for land use to support future development.

The SMA was initiated by the District Council in 2012 through Council Resolution CR-25-2012 with the expressed intent to process the SMA concurrent with the sector plan. The procedure followed was in accordance with Council Bill CB-39-2005, which allows the District Council to approve the sector plan and SMA simultaneously.

The last comprehensive rezoning for the sector plan area was in 1990 as part of the *Largo-Lottsford Approved Master Plan and Adopted Sectional Map Amendment*.

Comprehensive Rezoning Implementation Policies

The following are comprehensive rezoning implementation policies to prepare the SMA. These policies were established by the Prince George's County Planning Board and District Council. They are presented here to inform the reader about their applicability and use in the preparation of the Largo Town Center SMA.

Public Land Policy

The established public land policy states that all public land should be placed in the most restrictive and/or dominant adjacent zone, whichever bears the closest relationship to the intended character of the area. Therefore, the zoning of public land, just as private land, should be compatible with surrounding zones. This policy should eliminate any "islands" of inharmonious zoning while still providing for the public use. It should further assure compatibility of any future development or uses if the property is returned to private ownership. A distinction is made where a large parcel of land has been set aside specifically for public open space. In this case,

the R-O-S Zone is applied. Federal and state government property, which is scattered throughout the county, is not subject to the requirements of the Zoning Ordinance. The intent of the comprehensive rezoning process is to apply a zoning category to all land, including federal and state property, without regard to its unique zoning status. The R-O-S Zone is generally applied to federal and state properties unless specific uses of the property or intended character of the property and/or area should warrant another zoning category. The Prince George's County Board of Education (BOE) and The Maryland-National Capital Park and Planning Commission (M-NCPPC) own land within the sector plan boundary. The base zone for the BOE property is the C-O Zone, and the base zone for M-NCPPC property is the R-55 Zone.

Zoning in Public Rights-of-Way

Policies governing the zoning of public street and railroad rights-of-way (both existing and proposed) are contained in Section 27-111 of the Prince George's County Zoning Ordinance. This SMA has been prepared in accordance with this section.

Limitations on the Use of Zones

Zoning classifications used in this SMA are limited only by the range of zones within the ordinance available at the time of final action by the District Council. However, there are certain restrictions on when these may be applied to properties (Section 27-223 of the Zoning Ordinance). Reclassification of an existing zone to a less intense zone is prohibited where:

"(g)(1) The property has been rezoned by zoning map Amendment within five (5) years prior to the initiation of the Sectional Map Amendment or during the period between initiation and transmittal to the District Council, and the property owner has not consented in writing to such rezoning;" or

"(g)(2) Based on existing physical development at the time of adoption of the Sectional Map Amendment, the rezoning would create nonconforming use. This rezoning may be approved, however, if there is a significant public benefit to be served by the rezoning based on facts peculiar to the subject property and the immediate neighborhood. In recommending the rezoning, the Planning Board shall identify these properties and provide written justification supporting the rezoning at the time of transmittal. The failure of either the Planning

Board or property owner to identify these properties, or a failure of the Planning Board to provide the written justification, shall not invalidate any Council action in the approval of the Sectional Map Amendment.” Finally, in order to clarify the extent to which a given parcel of land is protected from less intensive rezoning by virtue of physical development, the Zoning Ordinance states in Section 27-223(h) that: “The area of the ‘property,’ as the word is used in Subsection (g)(2), above, is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved.”

Comprehensive Design Zones

Comprehensive Design Zones (CDZs) may be included in an SMA. Normally, the flexible nature of these zones requires a basic plan of development to be submitted through the zoning application process (zoning map amendment) in order to evaluate the comprehensive design proposal. It is only through approval of a basic plan, which identifies land use types, quantities, and relationships, that a CDZ can be recognized. Under this process, an application must be filed, including a basic plan, and the Planning Board must have considered and made a recommendation on the zoning application in order for the CDZ to be included within the SMA. During the comprehensive rezoning, prior to the submission of such proposals, property must be classified in a conventional zone that provides an appropriate “base density” for the development. In theory, the “base density” zone allows for an acceptable level of alternative development should the owner choose not to pursue full development potential indicated by the sector plan.

M-NCPPC has determined that the CDZ formerly enacted for portions of the Largo Town Center sector plan area has not brought about transit-oriented development (TOD) at the Metro station. This is primarily because certain development restrictions incorporated into prior development approvals have failed to achieve their goal of mixed-use development at the Metro station. Therefore, in order to facilitate TOD at the Metro station, the Largo Town Center SMA replaces the CDZ with TOD-supportive zoning and development standards.

Conditional Zoning

The inclusion of safeguards, requirements, and conditions beyond the normal provisions of the Zoning

Ordinance, which can be attached to individual zoning map amendments via “Conditional Zoning,” cannot be utilized in SMAs. In the piecemeal rezoning process, conditions are used to (1) protect surrounding properties from potential adverse effects that might accrue from a specific zoning map amendment; and/or (2) enhance coordinated, harmonious, and systematic development of the regional district. When approved by the District Council, and accepted by the zoning applicant, “conditions” become part of the county zoning map requirements applicable to a specific property and are as binding as any provision of the County Zoning Ordinance (Conditional Zoning Procedures, Section 27-157(b)).

In theory, zoning actions taken as part of the comprehensive rezoning SMA process should be compatible with other land uses without the use of conditions. However, it is not the intent of an SMA to repeal the additional requirements determined via “conditional” zoning cases that have been approved prior to the initiation of a sectional map amendment. As such, it is appropriate that, when special conditions to development of specific properties have been publicly agreed upon and have become part of the existing zoning map applicable to the site, those same conditions shall be brought forward in the SMA. This is accomplished by continuing the approved zoning with “conditions” and showing the zoning application number on the newly adopted zoning map. This would take place only when it is found that the existing zoning is compatible with the intended zoning pattern or when ordinance limitations preclude a rezoning. Similarly, findings contained in previously approved SMAs shall be brought forward in the SMA where the previous zoning category has been maintained.

Comprehensive Rezoning Changes

Portions of the Largo Town Center sector plan area have been zoned to permit mixed uses in the vicinity of the Metro station. Nevertheless, the overall development pattern within the area remains one of low-density suburban sprawl. To ensure that future development is consistent with the plan vision, the Largo Town Center SMA expands the Largo Town Center Development District Overlay Zone (DDOZ), eliminates incompatible zoning and development restrictions, and extends mixed-use zones to include most of the sector plan area.

Development District Overlay Zone

The DDOZ is a zone superimposed by the SMA over other zones in the designated development district that may modify development requirements and/or standards within the underlying zones. To implement the plan's vision, the SMA recommends commercial, residential, mixed-use residential, and mixed-use commercial. Proposed development and/or redevelopment plans are reviewed for compliance with these development standards.

The Largo Town Center SMA extends the DDOZ boundaries established by the 2004 *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* to include the entire area within the sector plan boundaries. The expanded DDOZ will help to achieve the plan vision of a new transit-oriented community with medium- to high-density mixed uses at the Metro station.

Mixed-Use Zoning Recommendations

Mixed-use zoning was used to provide the tools necessary to achieve the sector plan vision for creating a quality of life that promotes safe and walkable communities in order to reduce the demand for automobiles. The primary purpose of the Mixed-Use Infill (M-U-I) Zone is to encourage residential, commercial, and mixed-use residential or commercial development in or adjacent to established communities within the DDOZ. The primary purpose of the Mixed Use-Transportation Oriented (M-X-T) Zone is to foster a walkable, mixed-use transit-oriented community at the Largo Town Center Metro Station. The mixed-use zones will function along with the sector plan's urban design standards to implement the land use recommendations.

Mixed Use-Transportation Oriented Zone

The plan recommends that the M-X-T Zone be applied to properties located at or in close proximity to the Largo Town Center Metro Station. Areas rezoned to M-X-T include The Boulevard at the Capital Centre, the WMATA joint development site that includes the Metro station, and the remaining properties within the TOD core that were previously zoned M-A-C. The DDOZ is superimposed on the zoning to these properties in order to achieve the sector plan vision for the downtown area or TOD core at the Metro station.

Mixed-Use Infill Zone

The plan recommends the M-U-I zone in the area as shown on the approved zoning map. These properties are located north of MD 214 (Central Avenue), east of Lottsford Road, and west of MD 202 (Landover Road). The DDOZ is superimposed on the zoning to these properties in order to facilitate or incentivize mixed office and institutional development north of Arena Drive (northeast quadrant of the sector plan area) and medium-density residential development south of Arena Drive.

Other Rezoning Recommendations

The plan recommends that the C-O (Commercial Office) Zone be applied to the Inglewood Business Center to facilitate Prince George's County's plans to further centralize county government functions that are currently scattered at a number of sites throughout the county. A large privately owned undeveloped parcel east of MD 202 (Landover Road) is reclassified to the R-T (Townhouse) Zone to permit moderate- to medium-density attached townhouse units. Finally, a small property at the intersection of Lake Arbor Drive and Campus Way North is reclassified to the M-U-I Zone to permit future redevelopment with mixed residential and retail uses as well as streamline the development review process. Extending the DDOZ to include this area will help to ensure that the pattern of development is TOD-supportive.

Comprehensive Rezoning Changes

In order to achieve the land use recommendations of the sector plan, comprehensive rezoning changes, typically known as the SMA, must occur at potential lots and parcels. Once approved, the SMA would provide the necessary changes to the previous zoning to comply with the sector plan's land use recommendations.

There are approximately 205 approved zoning change recommendations within the sector plan area. The approved zoning changes are outlined in the following table and maps. The table contains the proposed change zoning identification number and a description of the lot or parcel. The map shows the location of the lot or parcel and the previous/current zone changes to the lot or parcel.

The approved SMA includes seven recommended zoning changes based on the land use and development policies described in the previous chapters. The zoning changes include a DDOZ that is superimposed over properties within the sector plan boundary. The SMA is organized in six sections as shown in Map 28 on page 113. The zoning changes resulted in a new zoning inventory for the area. Table 14 below lists the changes in zones by classification and indicates the acreage comprising each zoning change.

Applicability

Development in the sector plan DDOZ is subject to the development district standards at designated areas. All new development and redevelopment of existing structures within the DDOZ shall comply with the goals of the development district standards, sector plan, and during the detailed site plan process.

Under the Zoning Ordinance, and for the purposes of the DDOZ, development is any activity that affects the condition or use of land or a structure. The redevelopment, rehabilitation, and renovation of existing structures are also forms of development. A change from a

lower- and higher-intensity impact use, as indicated in the 2010 *Prince George’s County Landscape Manual*, is also a form of development.

Whenever there is a conflict between the sector plan DDOZ and the Prince George’s County Zoning Ordinance or Landscape Manual, the sector plan’s DDOZ shall prevail. The development standards not covered by the sector plan’s DDOZ, the Zoning Ordinance, and Landscape Manual shall serve as the requirement. All development shall comply with all relevant federal, state, county, and local regulations and ordinances.

Table 14. Cumulative Zoning Inventory below depicts the recommended zoning changes for the Largo Town Center DDOZ in acres affected by each change.

Zone	Land Area (acres)		
	Existing	Net Changes	Proposed
M-U-I (Mixed Use Infill)	76.78	120.76	197.54
M-A-C (Major Active Center)	147.27	-50.85	96.42
M-X-T (Mixed Use Transit)	0	116.84	116.84
L-A-C (Local Activity Center)	5.75	0	5.75
I-3 (Planned Industrial/Employment Park)	288.82	-288.82	0
C-O (Commercial Office)	0	169.41	169.41
R-O-S (Reserved Open Space)	29.35	1.98	31.33
R-R (Rural Residential)	150.98	-69.32	81.66
Subtotal	698.95		698.95
Right-of-Way	100.74		100.74
Total	799.69		799.69

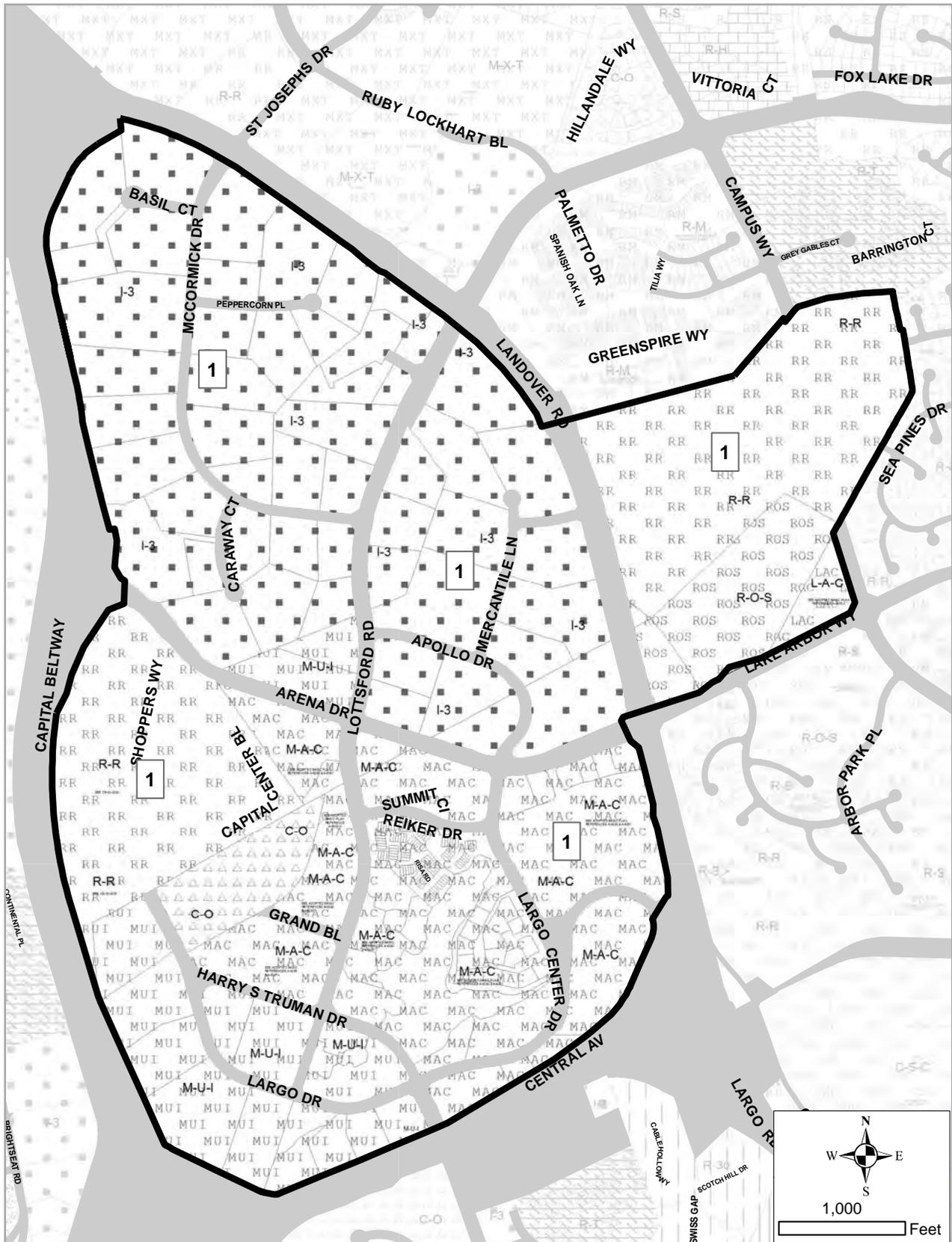
Proposed Rezoning

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
1	DDOZ on M-A-C, M-U-I, I-3, R-R, C-0 R-O-S and L-A-C zones	798.81 ac.	SMA		201NE08 201NE09 202NE08 202NE09 203NE08 203NE09

Use and Location: The Development District Overlay Zone (DDOZ) will be superimposed on all properties within the sector plan boundary.

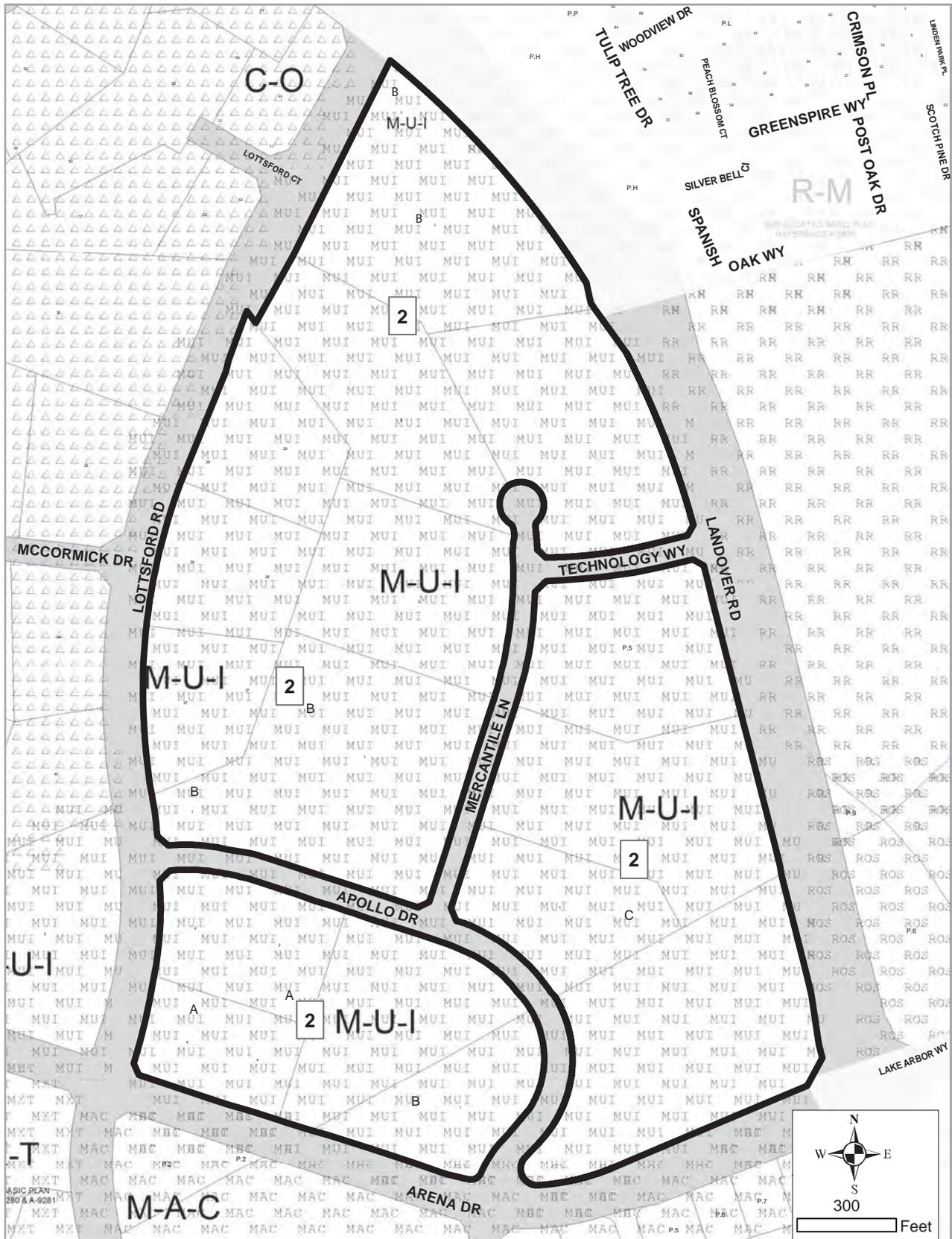
Discussion: The Development District Overlay Zone (DDOZ) imposes urban design standards and guidelines developed to implement the sector plan vision of a new regional destination and transit-oriented community with medium- to high-density mixed uses at the Largo Town Center Metro Station.

Zoning Change 1: Amended DDOZ



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
2	I-3 to M-U-I	9.14 ac., 7.06 ac. 6.90 ac., 8.45 ac. 3.56 ac., 11.23 ac. 4.47 ac., 2.74 ac. 6.19 ac., 8.51 ac. 4.51 ac., 4.77 ac. 1.85 ac., 1.92 ac. 1.82 ac., 4.06 ac. 5.87 ac., 4.35 ac. 3.34 ac.	SMA		202NE08 202NE09
<p>Use and Location: Vacant property, 9611 Lottsford Road (Tax Map 60, Grid F-4, Largo Park, Block B, Lot 5); Commercial building, 1400 Mercantile Lane (Tax Map 67, Grid E-1, Largo Park, Block B, Lot 3); Commercial building, 1300 Mercantile Lane (Tax Map 67, Grid E-1, Largo Park, Block B, Lot 2); Commercial building, 9475 Lottsford Road (Tax Map 67, Grid E-1, Largo Park, Block B, Lot 28 and 29); Vacant property with concrete footings, 9401 Lottsford Road (Tax Map 67, Grid E-1, Largo Park, Block B, Lot 27); Commercial building, 1100 Mercantile Lane (Tax Map 67, Grid E-1, Largo Park, Block B, Lot 1); Commercial building, 1401 Mercantile Lane (Tax Map 60 and 67, Grid F-4, F-1, Largo Park, Unit 2, Block B, Lot 4); Money One Federal Credit Union, 9800 Technology Way (Tax Map 67, Grid F-1, Largo Park, Unit 1, Block B, Lot 4); Kaiser Permanente Largo Medical Center, 1221 Mercantile Lane (Tax Map 67, Grid F-1, Largo Park, Parcel 5); Kaiser Permanente Largo parking lot, 1221 Mercantile Lane (Tax Map 67, Grid F-1, Largo Park, Block C, Lot 2); Commercial building, 1101 Mercantile Lane (Tax Map 67, Grid F-1, Largo Park, Block C, Lot 1); Wells Farrago Bank, Rite Aid and vacant property, 9800, 9810 Apollo Dive, Arena Drive (Tax Map 67, Grid F-1, F-2, Land Units 1-4, Largo Park, Block C, Lot 2); United States Postal Service, 9801 Apollo Dive, Arena Drive (Tax Map 67, Grid F-2, Largo Park, Block B, Lot 1); Commercial building, 9701 Apollo Dive, Arena Drive (Tax Map 67, Grid F-1, Largo Park, Block A, Lot 3); Commercial building, 9601 Apollo Dive, Arena Drive (Tax Map 67, Grid E-1, Largo Park, Block A, Lot 2); Commercial building, 9500 Arena Drive (Tax Map 67, Grid E-2, Largo Park, Block A, Lot 4).</p> <p>Discussion: Rezoning these properties from I-3 to M-U-I allows infill office and institutional development consistent with the sector plan vision for mixed office and institutional uses.</p>					

Zoning Change 2: I-3 to M-U-I

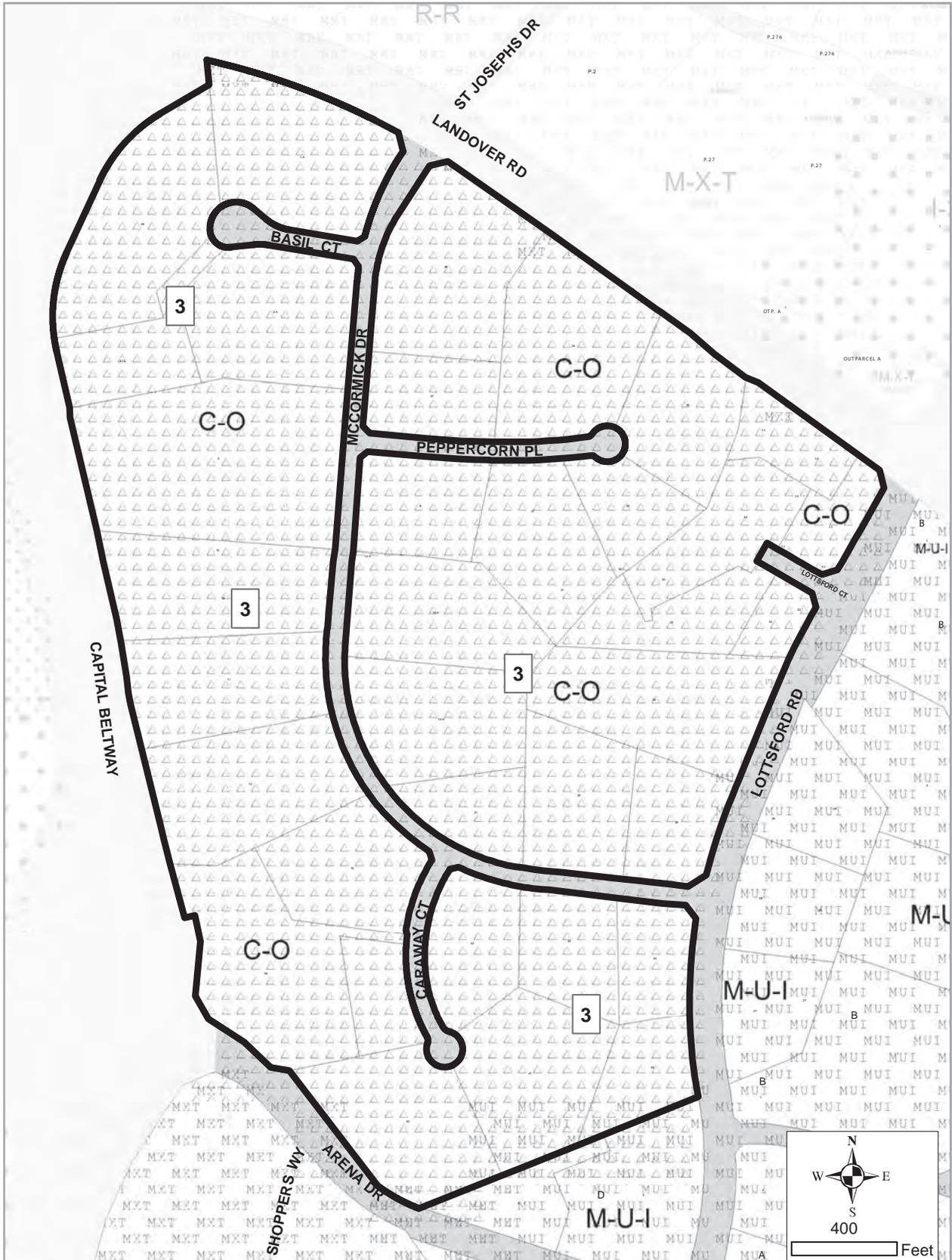


Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
3	I-3 to C-0	7.69 ac., 3.47 ac. 4.65 ac., 3.66 ac. 7.09 ac., 12.95 ac. 6.27 ac., 7.43 ac. 8.68 ac., 2.32 ac. 5.28 ac., 6.76 ac. 6.57 ac., 3.07 ac. 2.84 ac., 3.69 ac. 4.06 ac., 3.69 ac. 5.17 ac., 7.57 ac. 1.37 ac., 3.58 ac. 4.24 ac., 2.00 ac. 2.51 ac., 5.07 ac. 3.03 ac., 5.14 ac. 4.37 ac., 6.01 ac. 6.51 ac., 2.88 ac. 3.47 ac., 7.80 ac. 7.83 ac.	SMA		202NE08 203NE08 203NE09

Use and Location: Commercial building, 9200 Basil Court (Tax Map 60, Grid D-3, Inglewood Business, Lot 1-A); Radisson Hotel, 9100 Basil Court (Tax Map 60, Grid D-3, Inglewood Business, Lot 46); Holiday Inn Express Hotel and Suites, 9101 Basil Court (Tax Map 60, Grid D-4, Inglewood Business, Lot 47A); Commercial building, 9201 Basil Court (Tax Map 60, Grid D-4, Inglewood Business, Lot 3-A); University of Maryland University College, 1616 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, Lot 5); University of Maryland University College parking lot and trail, 1440 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, Lot 10); University of Maryland University College, 1440 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, part of Lot 11); University of Maryland University College, 1440 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, part of Lot 11); Courtyard by Marriot, 1320 Caraway Court (Tax Map 67, Grid D-1, Inglewood Business, Lot 56); Inglewood Professional Center, 1300 Caraway Court (Tax Map 67, Grid D-1, Inglewood Business, Lot 55); Commercial building, 1400 McCormick Drive (Tax Map 67, Grid E-1, Inglewood Business, Lot 15); Commercial building, 1220 Caraway Court (Tax Map 67, Grid D-1, Inglewood Business, Lot 40); Commercial building, 1221 Caraway Court (Tax Map 67, Grid E-1, Inglewood Business, Lot 41); Vacant property, 9400 Lottsford Road (Tax Map 67, Grid E-1, Inglewood Business, Lot 45); Utility building, 1300 McCormick Drive (Tax Map 67, Grid E-1, Inglewood Business, Lot 44); Vacant property, 1320 McCormick Drive (Tax Map 67, Grid E-1, Inglewood Business, Lot 43); Foundation School, 1330 McCormick Drive (Tax Map 67, Grid E-1, Inglewood Business, Lot 42); Commercial building, 1301 McCormick Drive (Tax Map 67, Grid E-1, Inglewood Business, Lot 26); Commercial building, 1315 McCormick Drive (Tax Map 67, Grid E-1, Inglewood Business, Lot 25); Parking lot, 9550 Lottsford Road (Tax Map 67, Grid E-1, Inglewood Business, Lot 30); Vacant property, 9600 Lottsford Road (Tax Map 60, Grid E-4, Inglewood Business, Lot 52); Vacant property, 9620 Lottsford Road (Tax Map 60, Grid E-4, Inglewood Business, Lot 51); Jasper Restaurant, 9640 Lottsford Road (Tax Map 60, Grid E-4, Inglewood Business, Lot 50); Outback Restaurant, 9660 Lottsford Road (Tax Map 60, Grid E-4, Inglewood Business, Lot 53); Ruby Tuesday Restaurant, 9680 Lottsford Road (Tax Map 60, Grid E-4, Inglewood Business, Lot 54); Vacant property, 9450 Peppercorn Place (Tax Map 60, Grid E-4, Inglewood Business, Lot 35); Vacant property, 9441 Peppercorn Place (Tax Map 60, Grid E-4, Inglewood Business, Lot 32); Vacant property, 9401 Peppercorn Place (Tax Map 60, Grid E-4, Inglewood Business, Lot 31); Commercial building, 9301 Peppercorn Place (Tax Map 60, Grid E-4, Inglewood Business, Lot 6); Commercial building, 1601 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, Lot 14-A); Commercial building, 1441 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, Lot 13-A); Commercial building, 1401 McCormick Drive (Tax Map 67, Grid E-1, Inglewood Business, Lot 21); Commercial building, 1701 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, Lot 37); Commercial building, 1801 McCormick Drive (Tax Map 60, Grid D-4, Inglewood Business, Lot 38); Commercial building, 9400 Peppercorn Place (Tax Map 60, Grid E-4, Inglewood Business, Lot 34).

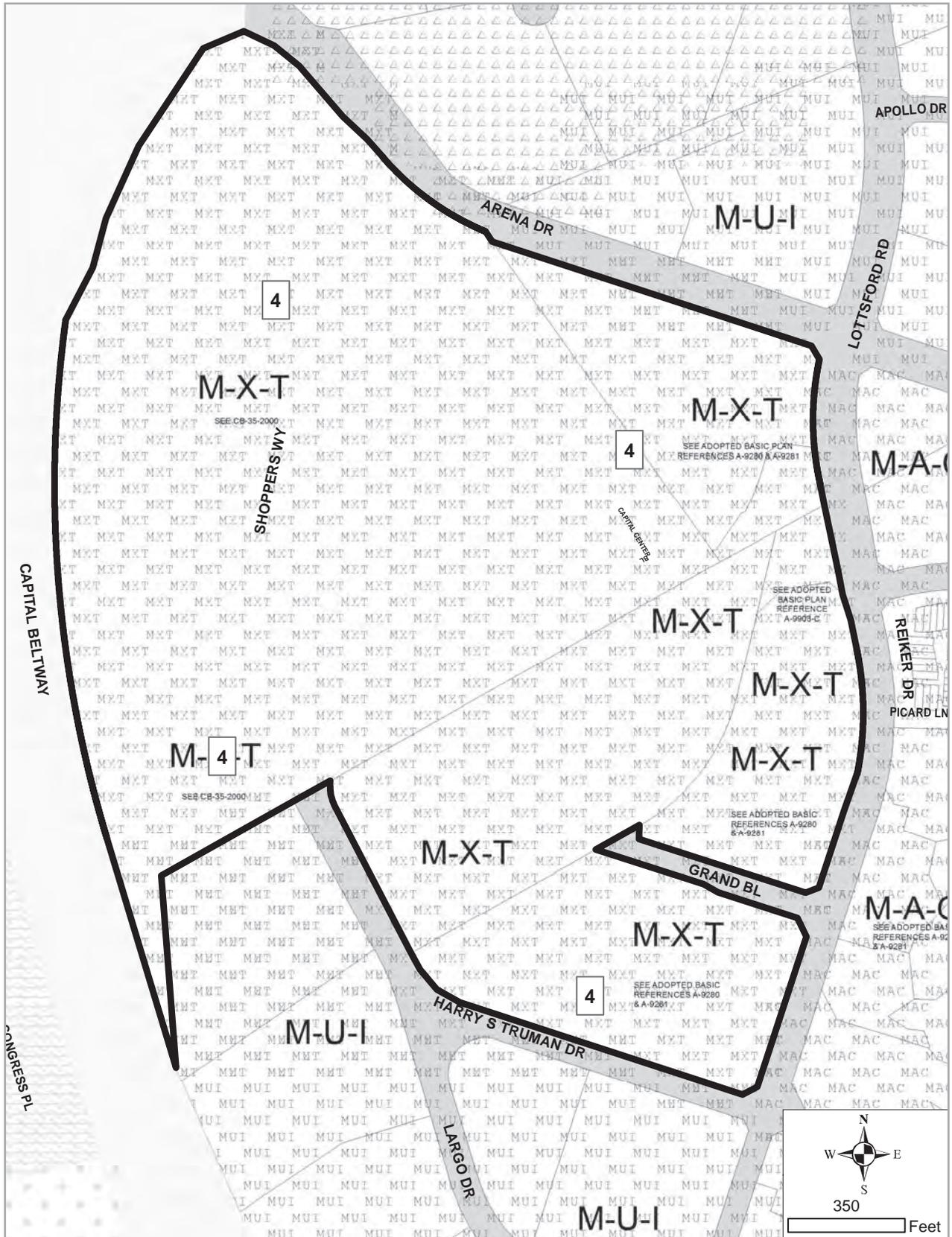
Discussion: Rezoning these properties from I-3 to C-0 allows infill office and institutional development consistent with the sector plan vision for mixed office and institutional uses.

Zoning Change 3: I-3 to C-O



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
4	C-O, R-R, M-A-C to M-X-T	69.02 ac., 16.24 ac. 1.31 ac., 0.85 ac. 8.49 ac., 8.1 ac. 11.79 ac.	A-9280 A-9281 A-9903-C	5/23/1988 4/1/1994	201NE08 202NE08
<p>Use and Location: The Boulevard at the Capital Centre, 801 Capital Centre Boulevard (Tax Map 67, Grid D-2, Capital Centre, Lot 1); Largo Town Center Metro Station, Harry S. Truman Drive (Tax Map 67, Grid E-2, Parcel 110); Washington Metropolitan Area Transit Authority, Arena Drive (Tax Map 67, Grid E-2, Parcel 161 and Block D, part of Parcel 1); Vacant Property, 9401 Arena Drive (Tax Map 67, Grid E-2, Parcel 147); Vacant Property, 9000 Lottsford Road (Tax Map 67, Grid E-2, Block D, Parcel 1-B); Vacant Property, 8900 Lottsford Road (Tax Map 67, Grid E-3, Block D, Parcel 1-A).</p> <p>Rezoning these properties from C-O, R-R, and M-A-C to M-X-T Zone allows redevelopment with mixed office, retail, institutional, and residential uses consistent with the sector plan vision for a walkable, mixed-use activity center and regional destination at the Largo Town Center Metro Station.</p>					

Zoning Change 4: R-R, M-A-C-, C-O to M-X-T



Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
5	M-A-C to M-U-I	11.79 ac., 16.28 ac., 69.02 ac., 8.1 ac., 0.85 ac., 8.49 ac., 1.31 ac.	A-9903 A-9280 A-9281	5/23/1988	201NE08 201NE09 202NE09
<p>Use and Location: Vacant property, 701 Largo Center Drive (Tax Map 67, Grid F-3, Largo Town Center, Block B, Parcel 4); Vacant property, 601 Largo Center Drive (Tax Map 67, Grid F-3, Largo Town Center, Block B, Parcel 3); Vacant property, 501 Largo Center Drive (Tax Map 67, Grid F-3, Largo Town Center, Block B, Parcel 2); Vacant property, 401 Largo Center Drive (Tax Map 67, Grid E-3, Largo Town Center, Block B, Parcel 1)</p> <p>Discussion: These properties are recommended for mixed-use infill development to encourage mixed-use residential development in or adjacent to established communities within the DDOZ. The rezoning to these properties to the M-U-I Zone will help to achieve the sector plan vision.</p>					

Change Number	Zoning Change	Area of Change	Approved SMA/ZMA/SE		200' Scale Index Map
			Number	Date	
6	M-A-C to R-O-S	1.39 ac., 0.6 ac.			201NE09
<p>Use and Location: Recreation area, 400 Largo Center Drive (Tax Map 67, Grid E-3, Largo Town Center, Block C, Parcel 7)</p> <p>Discussion: This M-NCPPC-owned parkland was mistakenly classified into the M-A-C (Major Activity Center) Zone in the 1980s. Reclassifying this property to the R-O-S Zone recognizes its current recreational use and brings it into compliance with commission policy regarding the appropriate zoning of properties maintained by the Department of Parks and Recreation within Prince George's County.</p>					

Zoning Change 5: M-A-C to M-U-I and Change 6: M-A-C- to R-O-S

