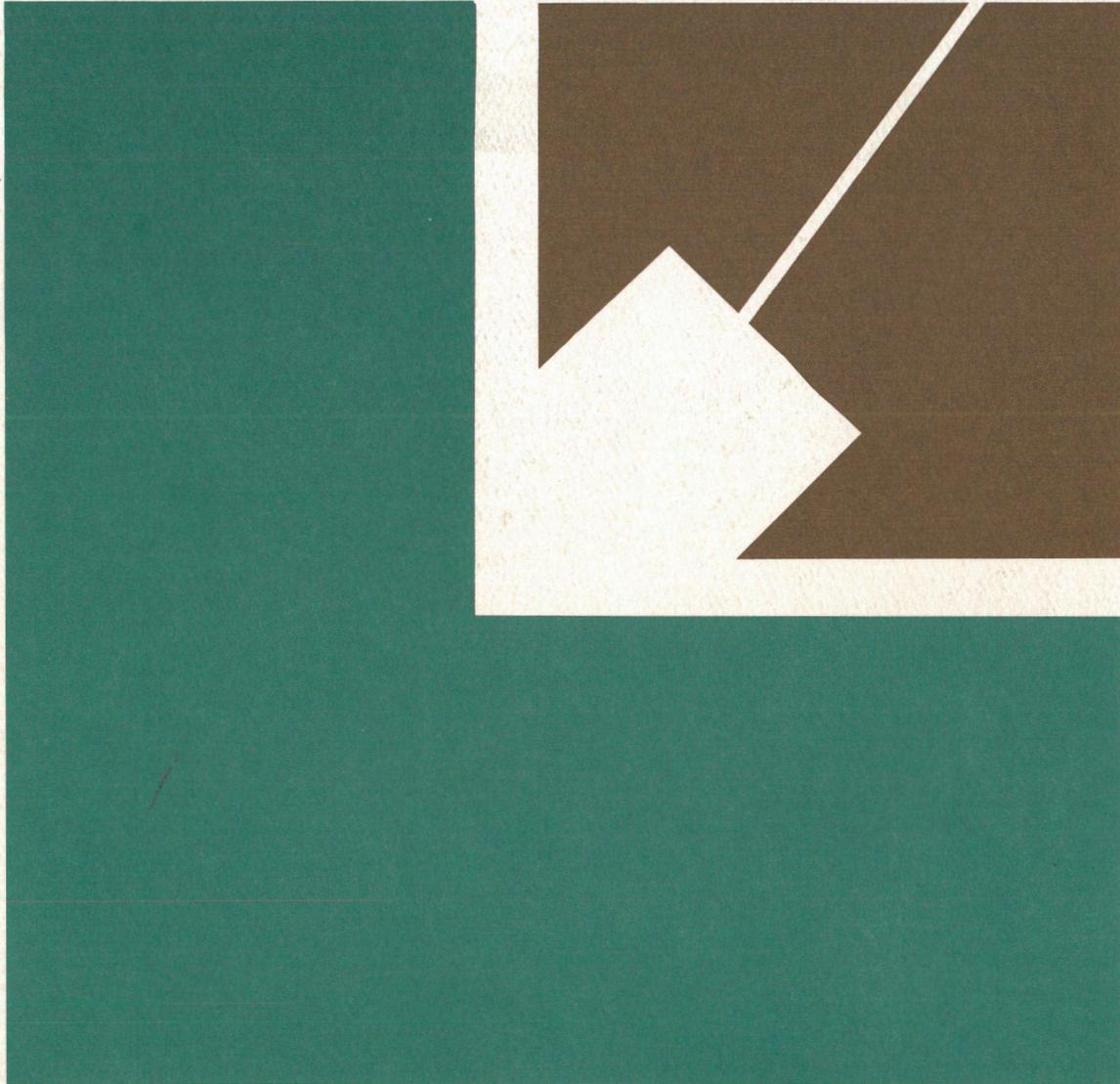


# LARGO-LOTTSFORD

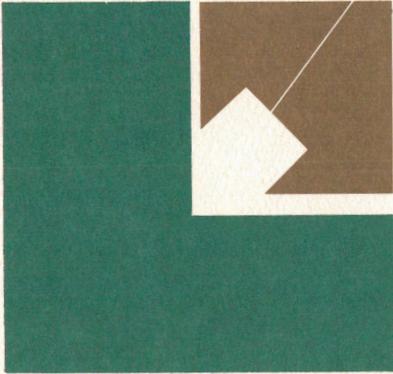
APPROVED MASTER PLAN AMENDMENT & ADOPTED SECTIONAL MAP AMENDMENT



JULY 1990

PLANNING AREA 73

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



# ABSTRACT

**TITLE:** Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford, Planning Area 73

**AUTHOR:** The Maryland-National Capital Park and Planning Commission

**SUBJECT:** Approved Master Plan Amendment and Adopted Sectional Map Amendment for Planning Area 73 of Prince George's County, Maryland

**DATE:** July 1990

**SOURCE OF COPIES:** The Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

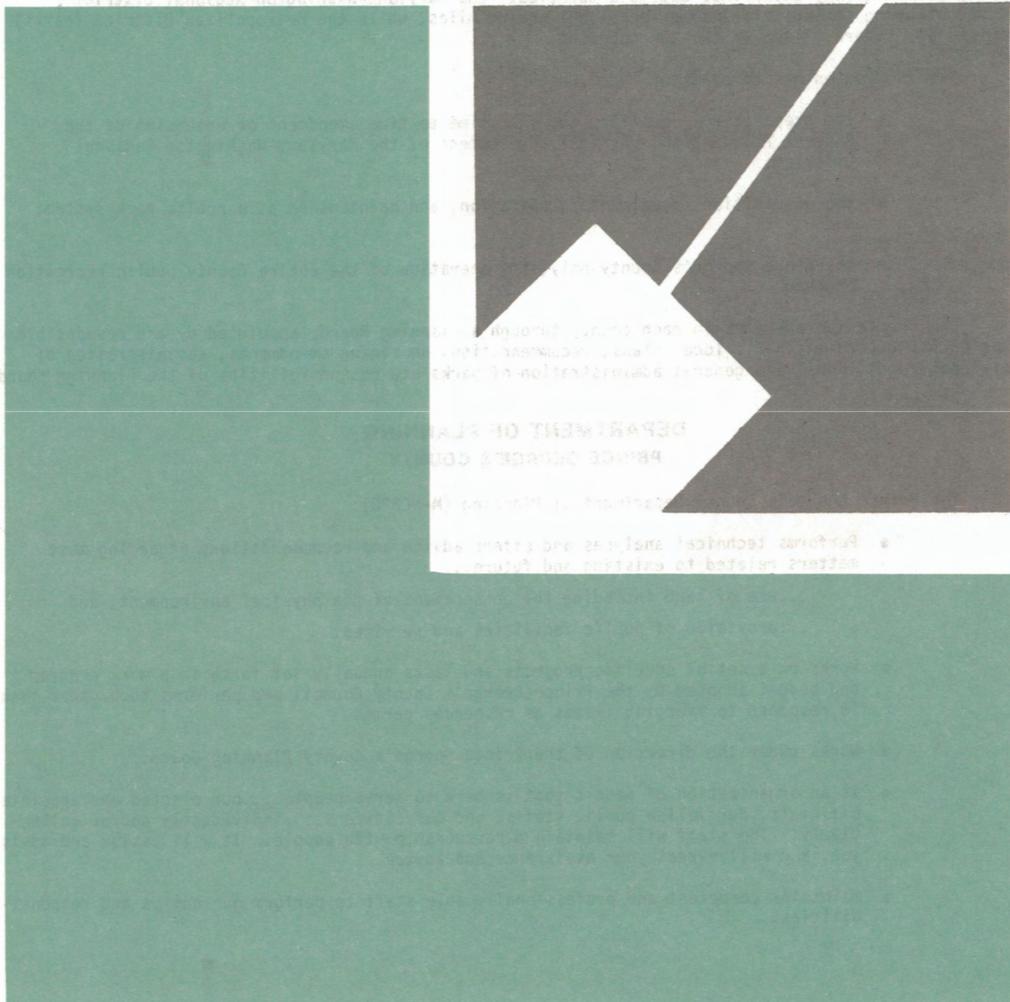
**SERIES NUMBER:** 30590152306

**NUMBER OF PAGES:** 220

**ABSTRACT:** This document contains maps and supporting text of the Approved Largo-Lottsford Master Plan Amendment as well as a description of the Adopted Sectional Map Amendment. The Plan supersedes the 1977 Largo-Lottsford Master Plan. The Plan is also an amendment to the General Plan for the Maryland-Washington Regional District within Prince George's County, Maryland approved by the County Council in 1982. Developed by the Commission with the assistance of the Largo-Lottsford Citizens' Advisory Committee, this Plan discusses the history and existing plans of the area, and analyzes population, employment, land use and zoning characteristics. The Plan sets forth goals, objectives, concepts, recommendations and guidelines for each of the eight major elements: Circulation and Transportation; Environmental Envelope; Living Areas; Commercial Areas and Activity Centers; Employment Areas; Public Facilities; Parks, Recreation and Trails; and Historic Preservation. The planning process concentrated on a number of specific issues. Of major concern were (1) the future of undeveloped land along the east side of MD 202, (2) the balance between land use and transportation, and (3) the number and size of retail commercial areas within the Planning Area. This document also makes recommendations to implement the Master Plan during the ongoing planning and regulatory process. The Sectional Map Amendment section describes zoning changes which are designed to implement the Plan's land use recommendations.

# LARGO-LOTTSFORD

APPROVED MASTER PLAN AMENDMENT & ADOPTED SECTIONAL MAP AMENDMENT



JULY 1990

PLANNING AREA 73

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT  
AREA PLANNING DIVISION (E/S)  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

The Maryland-National Capital Park and Planning Commission is a bi-county agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- the preparation, adoption, and from time to time amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District;
- the acquisition, development, operation, and maintenance of a public park system; and
- in Prince George's County only, the operation of the entire County public recreation program.

The Commission operates in each county through a Planning Board, appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

## DEPARTMENT OF PLANNING PRINCE GEORGE'S COUNTY

The Prince George's County Department of Planning (M-NCPPC):

- Performs technical analyses and offers advice and recommendations regarding most matters related to existing and future...
  - ...use of land including the enhancement of the physical environment, and
  - ...provision of public facilities and services.
- Works on a set of specific projects and tasks annually set forth in a work program and budget adopted by the Prince George's County Council and performs such other tasks in response to emerging issues as resources permit.
- Works under the direction of the Prince George's County Planning Board.
- Is an organization of people that is here to serve people...our elected and appointed officials, our fellow public staffs, and our citizens...individually and/or collectively. The staff will maintain a partnership with people. It will assist and advise you, and will expect your assistance and advice.
- Maintains competent and professionally able staff to perform our duties and responsibilities.

## PRINCE GEORGE'S COUNTY COUNCIL

The County Council has three main responsibilities in the planning process: 1) setting policy, 2) plan approval, and 3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**

**John W. Rhoads, Chairman  
Gus Bauman, Vice Chairman**

**Prince George's County  
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ELIZABETH POWELL  
HARRY R. SMITH, JR.  
THOMAS H. WELSH

Special thanks to William Dean Frazier and Rod Bourne for their participation with the CAC during the plan-making process.



COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS THE DISTRICT COUNCIL

Legislative Session \_\_\_\_\_ 1990

Resolution No. \_\_\_\_\_ CR-70-1990

Proposed by \_\_\_\_\_ The District Council

Introduced by \_\_\_\_\_ Council Members Bell, Wilson, Pemberton and Casula

Co-Sponsors \_\_\_\_\_

Date of Introduction \_\_\_\_\_ July 24, 1990

RESOLUTION

A RESOLUTION concerning the

Master Plan Amendment for Largo-Lottsford

(Planning Area 73)

FOR the purpose of approving the Master Plan Amendment for Largo-Lottsford, thereby defining long-range land use and development policies for the area generally bounded by the Capital Beltway on the west, U.S. Route 50 on the north, Enterprise Road and Watkins Park Road on the east, and MD 202 and White House Road on the south.

WHEREAS, the District Council and the Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission held a duly advertised joint public hearing on a Preliminary Master Plan Amendment for Largo-Lottsford on January 23, 1990, said hearing held in conjunction with the Planning Board's hearing on the proposed Sectional Map Amendment for Planning Area 73; and

WHEREAS, the Prince George's County Planning Board adopted the plan on March 29, 1990; and

WHEREAS, the District Council and the Planning Board held a

1 duly advertised joint public hearing on the Adopted Master Plan  
2 Amendment for Largo-Lottsford on June 11, 1990, said hearing held in  
3 conjunction with the District Council's hearings on the transmitted  
4 Sectional Map Amendment and proposed amendments to the Sectional Map  
5 Amendment as described in CR-40-1990, also held on June 11, 1990;  
6 and

7 WHEREAS, the District Council held a worksession on July 3,  
8 1990, to consider the hearing testimony and the recommendations of  
9 the Planning Board and staff; and

10 WHEREAS, upon approval by the District Council, the Plan will  
11 define long-range land use policies and serve as a guide for future  
12 development of the area; and

13 WHEREAS, it is the intention of the District Council that a  
14 comprehensive review of the zoning within Planning Area 73 occur  
15 concurrently with the Master Plan Amendment so as to assure that the  
16 zoning is consistent with the land use recommendations of the Plan;  
17 and

18 WHEREAS, the adopted Master Plan Amendment contains a  
19 comprehensive rezoning proposal, i.e., Sectional Map Amendment,  
20 including appropriate maps, a list of proposed changes, and  
21 supporting details, as provided in Section 27-225 of the Zoning  
22 Ordinance.

23 NOW, THEREFORE, BE IT RESOLVED by the Prince George's County  
24 Council, sitting as the District Council for that portion of the  
25 Maryland-Washington Regional District within Prince George's County,  
26 Maryland, that the Master Plan Amendment for Largo-Lottsford, as  
27 adopted by the Maryland-National Capital Park and Planning

1 Commission on March 29, 1990, is hereby approved with the following  
2 amendments:

3 1. Revise the Plan Map so that the transit alignment between  
4 the Capital Beltway and MD Route 202 is shown on the  
5 northwest side of Lottsford Road. The following sentence  
6 should be added to the Plan text (under "Metrorail  
7 Proposal"):

8 "A building restriction line of 25 feet on both sides  
9 of the transit center line should be placed along the  
10 Metro alignment between the Beltway and MD 202."

11 2. Show the access road to the Collington Life Care Community  
12 as a collector road from Lottsford Road to a point 250  
13 feet north where two subdivision streets and the driveway  
14 to Collington will meet. Revise Table 7, "Proposed  
15 Highway Network," accordingly.

16 3. Add, to the description of Employment Area 3, the  
17 following paragraph:

18 "The Sectional Map Amendment should recognize the  
19 existing employment zoning for most of the properties  
20 within the Employment Area. However, the 49.1+ acre  
21 property at the southern end should remain in the R-R  
22 Zone. Comprehensive design zoning (E-I-A) could be  
23 considered for this property if it can be  
24 demonstrated that transportation facilities will be  
25 adequate to accommodate an expanded employment area."

26 4. Add to the Plan text the following paragraph describing  
27 the 11.3+ acre property in the northeast quadrant of Harry

1 S Truman Drive and Mt. Lubentia Way, known as Hampton  
2 Crossroads:

3 "Because of its proximity to two townhouse  
4 developments and the Mt. Lubentia Convenience Center,  
5 the property on the east side of Harry S Truman Drive  
6 at the southern end of Neighborhood A should receive  
7 special design consideration. Development should  
8 provide for sufficient separation between the units  
9 constructed on the property and the adjacent  
10 townhouses. This is particularly important if the  
11 units are greater than two stories high. Special  
12 attention should also be given to buffering the units  
13 from the adjacent convenience center. Although the  
14 Plan map shows the property as Low Urban density  
15 residential, a limited density increase (above the  
16 Low Urban density range) could be granted via a  
17 Comprehensive Design Zone in order to encourage extra  
18 amenities that would create a high quality living  
19 environment. Furthermore, minimizing building  
20 envelopes through innovative design and mid-rise  
21 construction is encouraged."

- 22 5. Show the Scruggs property in the northwest quadrant of the  
23 intersection of Martin Luther King, Jr. Highway and  
24 Whitfield Chapel Road as Suburban density residential.  
25 Delete the two sentences describing this property under  
26 "Other Employment Areas" in the Employment Areas Chapter.  
27 6. Show a proposed fire station in the vicinity of the

1 Ritchie-Marlboro Road and White House Road intersection at  
2 Ritchie Road on the Plan map. Add the following paragraph  
3 to the Fire and Rescue Facilities recommendations in the  
4 Plan text:

5 "Construct a new fire station in the vicinity of the  
6 Ritchie-Marlboro Road and White House Road  
7 intersection at Ritchie Road. This station will  
8 replace the existing Station #37 (Ritchie), whose  
9 accessibility will be reduced after realignment of  
10 Walker Mill Road east of Ritchie Road as recommended  
11 in the Suitland-District Heights Master Plan.  
12 Construction of the new station (and closing of the  
13 existing station) should coincide with construction  
14 of the programmed Interstate 95 interchange with  
15 Ritchie-Marlboro Road. This full service station  
16 will satisfy existing response time gaps in Planning  
17 Area 78, as well as provide service to Planning Area  
18 73. The preferred location of the station is within  
19 Employment Area 4."

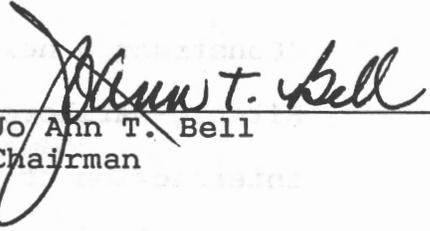
- 20 7. Revise and expand the Illustrative Sketch to illustrate  
21 area and property specific policies and proposals.

22 BE IT FURTHER RESOLVED that the staff is authorized to make  
23 appropriate text and map revisions to correct identified errors,  
24 reflect updated information, and incorporate the use/density/  
25 intensity changes resulting from Council actions as specifically  
26 described in this resolution.

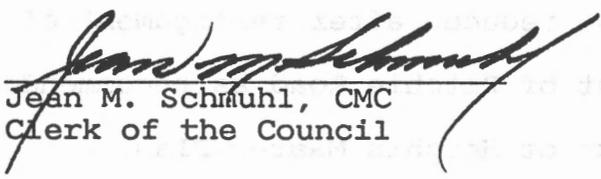
27 Adopted this 24th day of July, 1990.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY:

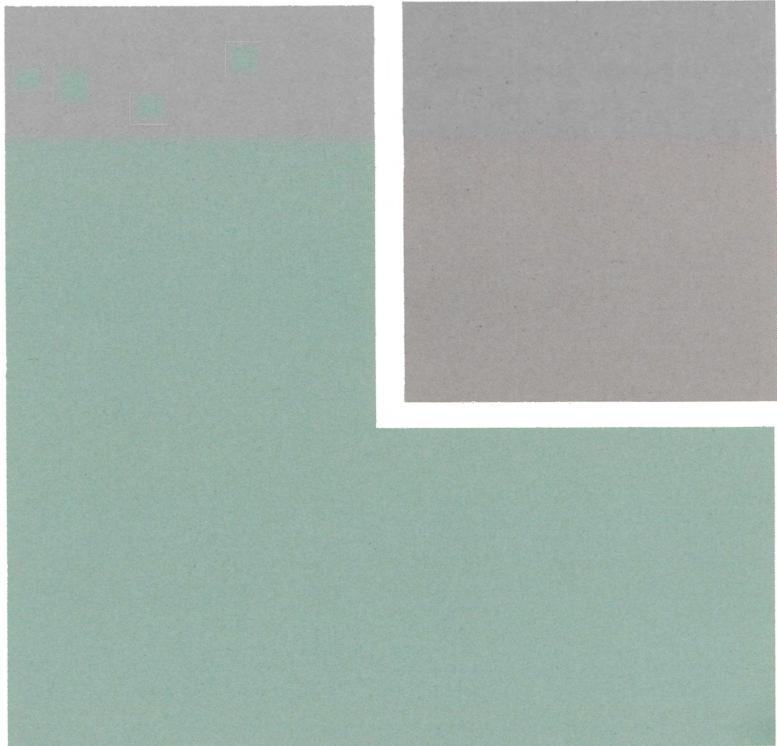
  
\_\_\_\_\_  
Jo Ann T. Bell  
Chairman

ATTEST:

  
\_\_\_\_\_  
Jean M. Schmuhl, CMC  
Clerk of the Council

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