



Approved Sector Plan and Sectional Map Amendment

for the
**Morgan Boulevard
and Largo Town Center
Metro Areas**



May 2004



The Maryland-National Capital Park and Planning Commission

mncppc.org/pgco

Abstract

TITLE: Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas (Portions of Planning Areas 72, 73 and 75A).

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ABSTRACT: This document contains text and maps of the Approved Sector Plan and Sectional Map Amendment for Morgan Boulevard and Largo Town Center Metro Areas. The plan will amend portions of the 1993 *Approved Master Plan and Sectional Map Amendment for Landover and Vicinity*, the 1990 *Approved Master Plan Amendment and Adopted Sectional Map Amendment for Largo-Lottsford*, and the 1986 *Approved Master Plan and Adopted Sectional Map Amendment for Suitland-District Heights and Vicinity*. Developed by the Commission, with the assistance of the community, this document describes existing plans and policies for the area; analyzes land use, zoning, environment, population, urban design and public facilities; and proposes flexible land use and zoning regulations to promote transit-oriented development in proximity to the Morgan Boulevard and Largo Town Center Metro Stations. The document includes a sectional map amendment (SMA), a Development District Overlay Zone (DDOZ) containing design standards and a table of uses. These zoning tools will implement the plan's land use and community character recommendations.



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Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

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The Maryland-National Capital Park and Planning Commission is a bicounty 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.

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

- Our mission is to help preserve, protect and manage the county's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department comprised of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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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 water and sewer plan, and adoption of zoning map amendments.

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- Gregory Johnson, House of Prayer Church of God, Inc.
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A special thanks to the planning advisory group for its assistance in developing this plan. A thank you is also extended to the numerous citizens and stakeholders who participated in the community workshops, including representatives from Lake Arbor and Willow Hills and other neighborhoods in the area.

Table of Contents

Introduction

Plan Highlights	3
Planning Background	5
About This Sector Plan	9
Core Areas Today	13

Development Pattern Element

Land Use and Development Pattern	19
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Infrastructure Element

Transportation System	33
Public Facilities	45
Environmental Infrastructure	51

Community Character Element

Urban Design	59
Historic Preservation	65

Implementation

Sectional Map Amendment	71
Development District Overlay Zone	87
Development District Standards	93
Use Tables	121

Appendices

A. Procedural Sequence Chart	155
B. Transportation:	
1. Levels of Service—Guide to Traffic at Signalized Intersections	156
2. Road Classifications	157
3. Transportation Study Background Information	158
C. Public Facility Cost Estimates	159
D. Guide to Zoning Categories	160
E. Metro Map	172
F. Existing Parkland	173
G. CR-36-2004	174
H. Revisory Petition	180

List of Maps

1. Prince George’s County Location Map 10

2. Sector Plan Boundaries 11

3. Study Area Existing Zoning Prior to 2004 SMA Approval 14

4. Existing Land Use Prior to 2004 Plan Approval for Morgan Boulevard Metro Core
and Central Avenue Corridor Node 20

5. Morgan Boulevard Metro Core Subareas and Central Avenue Corridor Node Boundaries 22

6. Recommended Land Use—Morgan Boulevard Metro Core and Central Avenue Corridor Node 23

7. Existing Land Use Prior to 2004 Plan Approval—Largo Town Center Metro Core 26

8. Subareas—Largo Town Center Metro Core 27

9. Recommended Land Use—Largo Town Center Metro Core 28

10. Recommended Transportation System—Roads 36

11. Recommended Transportation System—Trails 38

12. Existing and Recommended Public Facilities 46

13. Environmental Features and Green Corridors 52

14. Existing and Approved Historic Sites 66

15. Development District Overlay Zone (DDOZ) Boundary 74

16. Metro Core Subareas—Morgan Boulevard and Largo Town Center 75

17a. Approved Zoning—Morgan Boulevard Core and Central Avenue Corridor Node 76

17b. Approved Zoning—Largo Town Center 77

17c. Approved Zoning Changes—Morgan Boulevard Subareas and Central Avenue Corridor Node 79

17d. Approved Zoning Changes—Largo Town Center Subareas 84

18. Existing Parkland 173

List of Tables

1. Existing Zoning Inventory Prior to 2004 SMA Approval 15

2. Existing and Recommended Road Facilities 37

3. Impact of Recommended Residential Development on School Capacity—Largo Town Center Metro Core Area 45

4. Impact of Recommended Residential Development on School Capacity—Morgan Boulevard Metro Core Area 47

5. Fire and Rescue Services in the Study Area 48

6. Fire and Emergency Medical Services Travel Time Standards 48

7. Approved Zoning Inventory 78

8a. Approved Zoning Changes—Morgan Blvd. Subarea 2 80

8b. Approved Zoning Changes—Morgan Blvd. Subarea 3 81

8c. Approved Zoning Changes—Morgan Blvd. Subarea 4 82

8d. Approved Zoning Changes—Central Ave. Corridor Node 83

8e. Approved Zoning Changes—Largo Town Center Subarea 2 85

8f. Approved Zoning Changes—Largo Town Center Subarea 5 86

9. Summary of Site Regulations 88

10. Summary of Building Regulations 89

11. Shared Parking Percentage Requirements by Time Period 97

12. Use Table 121

List of Figures

1. Plan Process 12

2. Public Participation Process 12

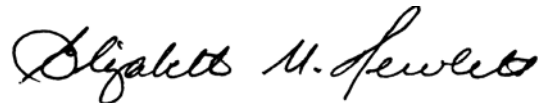
Foreword

The Prince George's County Planning Board is pleased to make available the *Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas* (part of Planning Areas 72, 73 and 75A). The approved plan contains recommendations concerning the future land use and development at and adjacent to the Morgan Boulevard and the Largo Town Center Metro Stations and a section of Central Avenue near Hill Road and Shady Glen Drive. The sector plan promotes mixed-use, and pedestrian- and transit-oriented development. The plan was developed by the Commission's Prince George's County Planning Department with invaluable assistance from the Advisory Planning Group who met with staff in 13 meetings over a 12-month period. In addition, there were three community workshops to provide the larger community an opportunity to share their comments and provide feedback on the planning issues.

A joint Prince George's County Planning Board/Prince George's County District Council (County Council) public hearing on the preliminary sector plan was held in November 2003. The Planning Board adopted the plan with some minor modifications (per PGCPB Resolution No. 04-50) in March 2004. The District Council approved the plan with additional modifications (per CR-36-2004) in May 2004.

The Planning Board and the District Council appreciate the participation, insight and input provided by the community throughout the plan development phase and at the public hearing. We look forward to this plan providing the foundation for mixed-use, and pedestrian- and transit-oriented development opportunities at both Metro stations and along designated sections of Central Avenue.

Sincerely,



Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board

