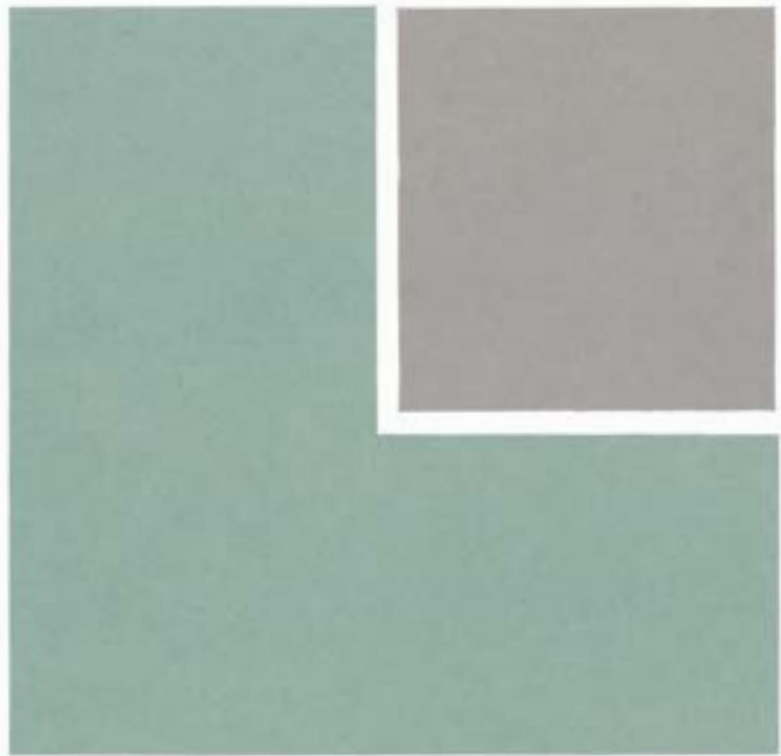


**ONGOING  
PLANNING  
PROCESS**





## ONGOING PLANNING PROCESS

The planning process does not end with the adoption and approval of this Master Plan Amendment and the adoption of a Sectional Map Amendment. This Plan has made recommendations for new legislation; has made land use recommendations which can be implemented by alternative development techniques; and has proposed policies and guidelines for use in individual project review. However, further actions will be necessary to assure that the goals and recommendations of this Plan are met. This chapter outlines an ongoing planning program which is to be followed after adoption and approval of this Plan. The purposes of this program are: (1) to assure that the Plan and the Sectional Zoning Map remain current with County policies; (2) to assure that development does not outpace the provision of public facilities needed to serve that development; (3) to provide more detailed examination of both small geographic areas and special countywide concerns; and (4) to promote a high standard of design in the development of individual projects.

### Plan Amendment/Sectional Map Amendment Cycle

It is essential that Master Plans reflect current County policies and conditions. New policies have developed (such as the Patuxent River Primary Management Area) or new information has become known (such as better analysis of traffic impacts). However, Master Plans have not been revised to reflect this new information in a timely manner. Because Master Plans are the County's official policy guides for physical development decision-making, the lack of an updated Plan can create confusion and possible inconsistency in implementing development policies. Also, one of the purposes of a plan is to set forth a comprehensive perspective. Without this perspective, incremental decisions, having unexpected or unexamined impacts will result.

Therefore, this Plan should be continually reviewed and regularly revised, if necessary. It is the County's policy that the Plans and Sectional Zoning Maps be examined and amended every six years. This allows the Plans to reflect changing policies, conditions, and analyses. Further, this allows the General Plan, the County's overall growth policy document, to remain current, as the Area Plans amend the General Plan.

### Adequate Public Facilities and Development Monitoring/Accounting

The amount of development at any given time should be adequately served by the public facilities existing at that time. If this does not occur, local facility users will experience a decline in service. The approvals granted for a number of developments have recognized the need for staging by placing conditions on the approvals.

The staging within this Master Plan relates development requests to their impact on existing and programmed capital improvements. The primary means of insuring a relative balance between growth and adequate public facility capacities is to follow and implement the recommendations of this Master Plan. The County's Adequate Public Facilities Ordinance, administered at the level of development review, is the primary tool by which the County controls this balancing. The Ordinance considers programmed capital improvements together with approved preliminary subdivision plans to analyze the impacts of development requests.

Future efforts to implement this Ordinance should utilize an accounting system based on small uniform geographic areas (such as Policy Analysis Zones). This system would monitor development and its relationship to public facilities' capacities. Also, standards should be developed for all public facilities, not just transportation.

### Countywide and Small Area Planning

Area Master Plans are not the only vehicle to address development issues. For instance, the detailed analyses and recommendations for a commercial area revitalization

study may seem too specific within the broader recommendations of an Area Master Plan. On the other hand, analyses for concerns with countywide implications can sometimes best be considered within a countywide framework. Therefore, an ongoing planning program should include both countywide and small area planning.

The Planning Department regularly prepares countywide plans for specific functional elements. These plans sometimes bring specialized expertise towards a countywide problem or concern (such as the Historic Sites and Districts Plan). They may also address subjects which have implications that do not readily fit within Planning Area boundaries (such as the Public Safety Master Plan).

The Planning Department has also initiated a number of small area studies. These can make recommendations on improving an area's physical design or address other problems unique to that small area. These studies include corridor development studies, commercial and neighborhood revitalization plans, and detailed circulation and parking studies. These studies should be used to expand upon Area Plan policies and recommendations. They also develop techniques and policies that can be adapted to other parts of the County. It is anticipated that greater emphasis will be given to small area/neighborhood planning efforts in the future.

These countywide and small area plans are endorsed as a complementary planning mechanism. Area Master Plans should be used to provide background information; to set a policy framework; and to point the need for future studies and amendments. The impact of these plans and studies on the Area Plans is to refine the policies and recommendations; to keep them current in relation to countywide concerns; and to provide a greater level of detail to the land use proposals.

#### Site Design

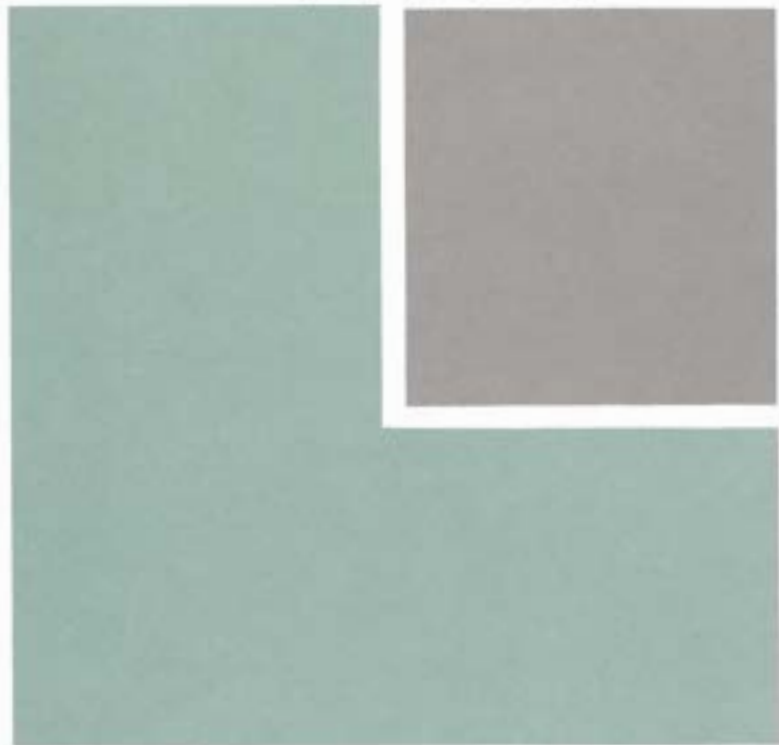
Individual site design projects can significantly impact a community's environmental setting and physical character. The choice of materials and design of buildings are important. The relationship of buildings to one another, nearby properties, the natural environment, and the provision of adequate landscaping can also greatly affect the image of an area and its quality of life. The County has become more aware of the importance of these elements of development. It has initiated studies and proposed legislation that will revise landscaping standards. Residential development standards are also being examined.

Throughout this Master Plan, there are guidelines intended to enhance the design of certain types of land uses (i.e., employment and commercial areas, highways, etc.). There are also recommendations and policies intended to guide the design of specific properties (i.e., specific residential densities, provision of buffers along certain roads or around a specific shopping center, etc.). These guidelines and recommendations should be followed during the development review process. Furthermore, future amendments to this Master Plan should consider inclusion of an Urban Design element which sets forth area and property specific design policy guidance for both developing and already developed areas.

**COMPREHENSIVE  
REZONING:**

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**ADOPTED  
SECTIONAL MAP  
AMENDMENT**





## INTRODUCTION

This chapter represents the Sectional Map Amendment (SMA) for Planning Area 73. The SMA was adopted by the District Council on July 24, 1990 (CR-71-1990). This Comprehensive Sectional Map Amendment (SMA) is intended to implement the land use recommendations of the Master Plan Amendment for the foreseeable future, generally considered to be 6 to 10 years. The Master Plan Amendment and SMA were processed concurrently. The SMA is a formal amendment to the Official Zoning Map.

The procedural sequence provided for in Part 3, Division 4, of the Zoning Ordinance for Sectional Map Amendments is illustrated in the Plan chapter entitled "About This Comprehensive Plan" (see Figure 1). The Planning Board procedures of Section 27-225 of the Zoning Ordinance are incorporated in this procedural sequence.

Comprehensive rezoning is a necessary implementation step in the land use planning process. It attempts to ensure that future development will be in conformance with County land use plans and development policies, reflecting the County's ability to accommodate development in the foreseeable future. Existing zoning which hinders such development will be corrected, and piecemeal rezonings will be minimized by this comprehensive approach.

The adoption of the zoning pattern recommended by the Master Plan Amendment and implemented by the SMA brings zoning into greater conformity with approved County land use goals and policies as they apply to the Largo-Lottsford Planning Area, thereby enhancing the health, safety and general welfare of all Prince George's County citizens. Future comprehensive examinations of the zoning and land use within this area will occur in accordance with the procedures established for sectional map amendments.

The County's Capital Improvement Program and Ten-Year Water and Sewerage Plan, as well as existing land use and zoning, pending zoning applications, and requests and concerns filed as part of the Master Plan and SMA review procedures, were examined and evaluated in the preparation of both the Land Use Plan and the SMA. Consideration has also been given to the environmental and economic impact of the land use and zoning recommendations.

The adoption of this Sectional Map Amendment results in the revision of the official Zoning Map(s) for this Planning Area. The Sectional Map Amendment takes the form of new Zoning Maps at a scale of 1"=200'. The majority of the Planning Area was brought into the Maryland-Washington Regional District on April 28, 1941, and a Comprehensive Zoning Map for this area was adopted on November 29, 1949. The area northwest of Martin Luther King, Jr. Highway was part of the original Regional District (April 26, 1927) with a Comprehensive Zoning Map in 1930. The area south of Central Avenue, east of Western Branch and Northeast Branch was brought into the Regional District on April 28, 1959 (Comprehensive Zoning on July 26, 1960).

The last comprehensive rezoning of the Planning Area took place on June 27, 1978, with adoption of the Largo-Lottsford Sectional Map Amendment by CR-75-1978. The zoning inventory resulting from adoption of CR-75-1978 is shown in Table 4 of the "Existing Situation" Plan chapter; changes to the Zoning Maps subsequent to CR-75-1978 are shown in Table 3 (also in the "Existing Situation" Plan chapter).

## COMPREHENSIVE REZONING IMPLEMENTATION POLICIES

A number of established comprehensive rezoning implementation policies are utilized as necessary guidelines for developing the zoning proposal.

### Public Land Policy

The established public lands 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 parcels of land are set aside specifically for public open space as part of a large-scale open space network. In these cases, such as regional and stream valley parks, the O-S Zone has been applied, being the most appropriate zone, pursuant to its description in the Zoning Ordinance.

Federal 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 property, without regard to its unique zoning status. The O-S Zone is generally applied to federal properties, unless specific uses of the property or intended character of the property and/or area should warrant another zoning category.

#### Limitations of the Use of Zones

Zoning classifications proposed in a sectional map amendment are limited only by the range of zones within the Ordinance 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:

- (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
- (2) "Based on existing physical development at the time of adoption of the Sectional Map Amendment, the rezoning would create a 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(e) that:

"The area of the property, as the word is used in [Section 27-223(d)(2)] is the minimum required by the Zoning Ordinance which makes the use legally existing when the Sectional Map Amendment is approved."

#### Guidelines for Commercial Zoning

The SMA applies the most appropriate of the "use-oriented" commercial zones listed in Division 6 of the Prince George's County Zoning Ordinance: C-A, C-O, C-S-C, or C-M Zones. The choice of zone will be determined by the commercial needs of the area, the master plan recommendations, and the type of use and status of the development on the property and surrounding area.

Existing C-1, C-C, C-G, C-H and C-2 Zones were converted to the new "use-oriented" commercial zones in accordance with the commercial rezoning policies endorsed by the Planning Board and the County Council in previously adopted sectional map amendments and in accordance with approved Council Bill 119-1976 which revised the commercial zones. Exceptions will be made where: (1) the old commercial zone has conditions attached to it that should be brought forward in the SMA; and/or (2) because of previous zoning



decisions, development or the existing character of the area, commercial zoning in the new "use oriented" zones is not considered appropriate. In these circumstances, the existing commercial zone (with the zoning application number) will be placed on the new Zoning Map as a specific reference for future development or rezoning actions on the site.

#### 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 sectional map amendments. In the piecemeal rezoning process, conditions are used to: 1) protect surrounding properties from potential adverse effects which might accrue from a specific zoning map amendment; and/or 2) to 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 (see Conditional Zoning Procedures, Section 27-157(b)).

In theory, zoning actions taken as part of the comprehensive rezoning process should be compatible with other land uses without the use of conditions. However, it is not the intent of a sectional map amendment to repeal the additional requirements determined via "conditional" zoning cases that have been approved prior to the initiation of sectional map amendment procedures. 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 sectional map amendment. This is accomplished by continuing the approved zoning with "conditions" and showing the zoning application number on the newly adopted Zoning Map. This would only take place when it is found that the existing zoning is compatible with the intended zoning pattern or when Ordinance limitations preclude a rezoning.

#### Comprehensive Design Zones

Comprehensive Design Zones may be included in a sectional map amendment. However, 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 Comprehensive Design Zone can be recognized. Therefore, 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 Comprehensive Design Zone to be included within the Sectional Map Amendment (see Section 27-225(b) of the Zoning Ordinance).

Subsequent to the adoption of the Sectional Map Amendment, it is anticipated that Comprehensive Design Zones will be considered on a limited basis as a means to implement specific plan recommendations prior to another comprehensive rezoning. The use of Comprehensive Design Zones is encouraged within the Master Plan for specific properties as an appropriate technique for implementing the Plan.

While not prohibited within the context of Section 27-223, it is the intent of the Zoning Ordinance (Section 27-477(a)) that the Comprehensive Design Zones not be utilized in areas that are recommended for permanent low-density residential development (less than one (1) dwelling unit per gross acre) in Master Plans. This Master Plan has established land use recommendations corresponding to the O-S, R-A and R-E Zones with the stated intent that the land use recommendations be permanent in nature with no provision for staged future development. The "Planning Principles" section of the Living Areas chapter specifically discusses the intended application of Comprehensive Design Zones in the Planning Area.

For more specific reference to Comprehensive Design Zones in relation to Sectional Map Amendment procedures, see Part 3, Division 4, of the Prince George's County Zoning Ordinance.

## COMPREHENSIVE REZONING PROPOSAL

To implement the Master Plan's policies and land use recommendations contained in the preceding chapters, many parcels of land must be rezoned to bring the zoning into conformance with the Plan. The comprehensive rezoning process (via the Sectional Map Amendment) provides the most appropriate mechanism for the public sector to achieve this. As such, the Sectional Map Amendment is adopted as an amendment to the official Zoning Map(s) concurrently with Master Plan Amendment approval. There are 44 proposed zoning changes.

The following tables provide an overview of the comprehensive rezoning in support of the Master Plan's land use recommendation. Table 14 contains the zoning inventory totals both prior to and after SMA adoption. Table 15 provides an aggregate inventory of the zoning changes. Table 16 summarizes the type of zoning changes by major policy areas as follows:

1. Administrative Zoning Changes - these changes implement the public lands policies and, in one area, correct a mistake in the boundaries of the two zones.
2. Plan Implementation Changes - these changes implement the specific living area, employment area and commercial area land use recommendations of the Master Plan.

Table 14			
ZONING INVENTORY (Planning Area 73)			
Zone	Zoning Prior to 1990 SMA (6/90)	Net Change	SMA
Q-S	1,064.9 acres±	+316.7 acres±	1,381.6 acres±
R-E	771.9	-143.6	628.3
R-R	3,482.1	-344.2	3,137.9
R-80	1,166.2	-139.1	1,027.1
R-55	138.8	--	138.8
R-T	202.5	+48.2	250.7
R-30	138.7	--	138.7
R-30C	0.0	+11.3	11.3
R-18	95.2	-2.0	93.2
R-H	33.6	+49.9	83.5
R-M	178.8	-30.5	148.3
R-S	506.9	+176.0	682.9
L-A-C	16.1	+19.2	35.3
M-A-C	173.0	--	173.0
C-M	0.0	+1.0	1.0
C-2	15.0	-15.0	0.0
C-O	140.7	+5.3	146.0
C-S-C	173.2	-61.3	111.9
I-3	638.6	+108.1	746.7
E-I-A	40.0	--	40.0
M-X-T	244.7	--	244.7
Subtotal	9,220.9	- 0 -	9,220.9
R-O-W	786.1		



Table 15  
AGGREGATE INVENTORY OF SMA ZONING CHANGES  
LARGO-LOTTSFORD  
Planning Area 73  
(in acres)

<u>Zone Change</u>	<u>Acreage</u>	<u>Zone Change</u>	<u>Acreage</u>
<u>O-S</u> to R-R	29.5	<u>L-A-C</u> to O-S	8.8
<u>R-E</u> to O-S	24.2	<u>R-M</u> to R-H	30.5
R-R	119.4	<u>R-T</u> to R-R	2.6
Subtotal	143.6	<u>R-18</u> to R-T	1.0
		to C-M	1.0
		Subtotal	2.0
<u>R-R</u> to O-S	233.2	<u>C-2</u> to R-R	15.0
R-80	12.5	<u>C-S-C</u> to R-R	5.4
R-T	43.3	R-T	5.6
R-H	19.4	R-30C	11.3
L-A-C	28.0	C-O	5.3
R-S	176.0	I-3	33.7
I-3	3.7	Subtotal	61.3
Subtotal	516.1		
<u>R-80</u> to O-S	80.0	TOTAL PROPOSED	
R-T	0.9	ZONING CHANGES	961.0
I-3	70.7	(acres)	
Subtotal	151.6		

Table 16  
SUMMARY OF SMA ZONING  
CHANGES BY MAJOR POLICY AREA  
Planning Area 73

<u>POLICY CATEGORY</u>	<u>TOTAL CHANGES</u>	<u>PERCENT</u>
I. <u>Administrative</u>		
a. Public Lands Conversion	16	36.4
b. Zoning Map Corrections <sup>1</sup>	3	6.8
Subtotal	19	43.2
II. <u>Plan Implementation</u>		
a. Living Areas	17	38.6
b. Employment Areas	4	9.1
c. Commercial Areas	2	4.5
d. Commercial to Residential	2	4.5
Subtotal	25	56.7
TOTALS	44	99.92

<sup>1</sup> Three changes correct mistakes in the zoning map; land developed as single-family detached was shown in the R-T Zone and land developed for townhouses was shown in the R-R Zone.

<sup>2</sup> Total less than 100 percent due to rounding.

The Comprehensive Rezoning description is organized using the Master Plan's Community Structure (see Map 11). Specific zoning changes are shown on individual Community Maps and described in the accompanying "Zoning Changes" tables (Table 17-19).<sup>1</sup>

The "Zoning Changes" tables contain a column entitled "Pending ZAP/CN/R". This column indicates pending Zoning Applications, Considerations (referred to as "Land Use/Zoning Comments and Requests"), and "Requests for Rezoning." These categories are described below.

- Pending zoning applications (at the time of SMA Adoption) are described in Table 20 and shown on Map 15. They are identified in the Zoning Changes tables by their case numbers.
- Considerations, or "Land Use/Zoning Comments and Requests", are submitted by the public at the time of the Public Forum at the beginning of the Plan Amendment process. These are described in Table 21 and shown on Map 16. They are indicated by "CN" in the Zoning Changes tables.
- "Requests for Rezoning" are submitted by the public at the initiation of the Sectional Map Amendment. They are described in Table 22 and also shown on Map 16. They are indicated by "R" on the Zoning Changes tables.

These pending applications, considerations, and requests for rezoning have been reviewed in the context of the Master Plan recommendations. Copies of the considerations and staff recommendations are summarized in this text (Map 15 and Tables 20 and 21). The original submissions are available in the offices of the M-NCPPC, Area Planning Division (East/South Corridors).

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<sup>1</sup>The "Proposed Zoning Changes" tables property description includes reference to specific subdivision plats. It should be noted that subdivision plat numbers less than 107-14 are the State Department of Assessments and Taxation (SDAT) assigned numbers, not the Land Records subdivision plat numbers. As of 1980, subdivision plat numbers beginning with 107-14 are assigned by the Land Records Office and recognized by SDAT.





MAP 11

COMMUNITIES

LARGO-LOTTSFORD  
PLANNING AREA 73

MAP 12

ZONING CHANGES  
ENTERPRISE COMMUNITY

LARGO-LOTTSFORD  
PLANNING AREA 73

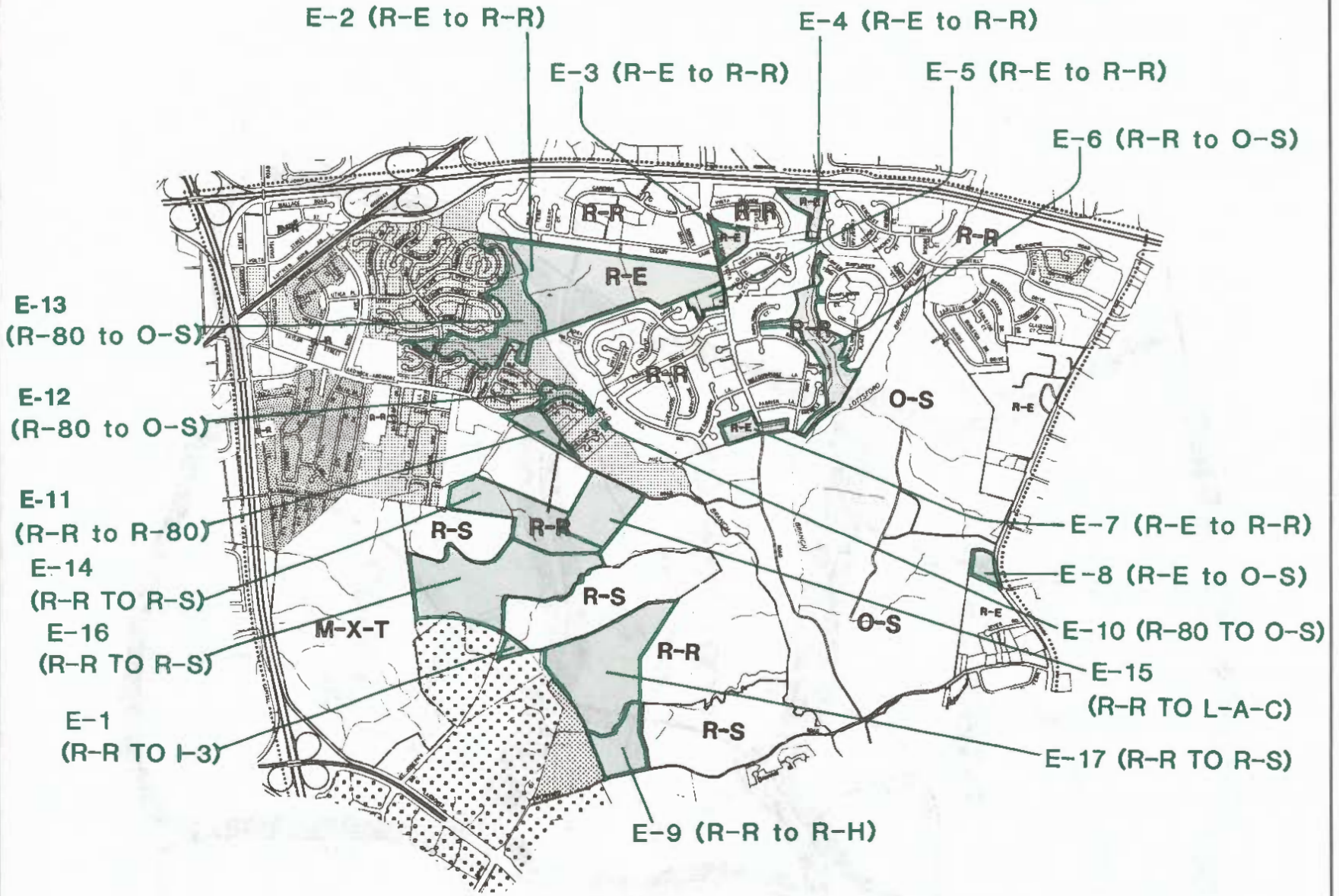


TABLE 17

## ZONING CHANGES, ENTERPRISE COMMUNITY

Change Number	Zone Change	Area of Change	Approved ZAPS/SE		Use and Location	Discussion	Pending ZAP/CN/R	200' Scale Index Map
			No.	Date				
E-1	R-R to I-3	3.74 $\pm$ ac.	SMA	6/27/78	Vacant land; located in the northeast quadrant of the intersection of MD 202 and the Capital Beltway. The property is located on the southwest side of proposed Campus Way North. (Tax Map 60, part of Parcel 53).	The I-3 Zone is recommended in accordance with the Plan recommendation for an employment area between MD 202 and proposed Campus Way North.		204NE 9L
E-2	R-E to R-R	84.88 $\pm$ ac.	SMA SE-1013 (Care home for the Elderly) SE-3566C (Planned Retirement Community)	6/27/78 4/17/64 5/11/87	Villa Rosa Nursing Home and undeveloped land; located on the west side of Lottsford Vista Road, approximately 400 feet south of the intersection of Lottsford Vista Road and Cleary Lane. (Tax Map 52, Parcel 7).	The R-R Zone is recommended in accordance with the Plan's recommendation for Low Suburban residential density. The approved special exceptions are not affected by the proposed zoning change.		205NE 9L 205NE 9R
E-3	R-E to R-R	8.26 $\pm$ ac.	SMA	6/27/78	Dwelling, undeveloped land; located on the east side of Lottsford Vista Road, approximately 600 feet south of the intersection of Lottsford Vista Road and US 50. (Tax Map 63, Parcel 45).	The R-R Zone is recommended in accordance with the Plan's recommendation for Low Suburban residential density.		205NE 9R 206NE 9R
E-4	R-E to R-R	8.62 $\pm$ ac.	SMA	6/27/78	Undeveloped land located on both sides of Folly Branch, south of US 50. (Tax Map 53, Parcels 48, 110, 111).	The R-R Zone is recommended in accordance with the Plan recommendation for Low Suburban residential density and pursuant to the established public lands policy of the Planning Board.		205NE 9R 205NE 10L 206NE 9R 206NE 10L
E-5	R-E to R-R	6.42 $\pm$ ac.	SMA	6/27/78	Dwelling, undeveloped land; located on the west side of Lottsford Vista Road, approximately 900 feet south of Cleary Lane. (Tax Map 53, Parcels 60, 117, 144).	The R-R Zone is recommended in accordance with the Plan's recommendation for Low Suburban residential density.		205NE 9R

Change Number	Zone Change	Area of Change	Approved ZAPS/SE		Use and Location	Discussion	Pending ZAP/CN/R	200' Scale Index Map
			No.	Date				
E-6	R-R to O-S	29.43 $\pm$ ac.	SMA	6/27/78	Stream valley park; located on both sides of Folly Branch north of Enterprise Farm. (Tax Map 53, Plat 9246, Brightleaf Knolls, Parcel A; Plat 109064, Clearfield Estates 2, Parcel 1; Plat 122029, Clearfield Estates 3, Parcel 2; Tax Map 61, part of Parcel 29).	The O-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		205NE 9R 205NE 10L
E-7	R-E to R-R	8.72 $\pm$ ac.	SMA	6/27/78	Dwellings, undeveloped land; located on the east and west sides of Lottsford Vista Road, approximately 700 feet south of the intersection of Lottsford Vista Road and Meadowridge Lane. (Tax Map 53, Plat 119082 Klimentko Subdivision, Lots 1 and 2; Plat 4380, Brightleaf Acres, Lots 10 and 11).	The R-R Zone is recommended in accordance with the Plan's recommendation for Low Suburban residential density.		205NE 9R
E-8	R-E to O-S	6.11 $\pm$ ac.	SMA	6/27/78	M-NEPPC parkland, part of Enterprise Farm; located on the west side of Enterprise Road, approximately 1,000 feet north of the intersection of Enterprise Road and Myer Road. (Tax Map 61, Parcel 30).	The O-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		204NE 10R
E-9	R-R to R-H	19.45 $\pm$ ac.			Undeveloped land, farmland and woodland; located on the north side of Lottsford Road, approximately 1,200 feet east of the intersection of Lottsford Road and MD 202, bounded by Lottsford Road, proposed Campus Way North, the entrance to the Collington Lifecare Facility, and a tributary stream to Western Branch. (Tax Map 61, part of Parcel 27).	The R-H Zone is recommended in accordance with the Plan recommendation for a limited area for multifamily development on this property.	CN7 A-9769	203NE 9L 203NE 9R



Change Number	Zone Change	Area of Change	Approved ZAPS/SE		Use and Location	Discussion	Pending ZAP/CN/R	200' Scale Index Map
			No.	Date				
E-10	R-80 to O-S	2.34± ac.	SMA	6/27/78	Stream valley parkland; located on the south side of Bald Hill Branch, approximately 2,300 feet from Ardwick-Ardmore Road along Bald Hill Branch. (Tax Map 52, Plat 138024, Parcel A).	The O-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		205NE 9L
E-11	R-R to R-80	8.3± ac.			Dwelling and undeveloped land; located on the south side of Ardwick-Ardmore Road, north of proposed realignment of Ardwick-Ardmore Road, approximately 700 feet east of the intersection of Ardwick-Ardmore Road and Heidi Lane. (Tax Map 52, Parcel 9 and part of Parcel 149; Tax Map 60, part of Parcel 26).	The R-80 Zone is recommended in accordance with the Plan recommendation for Suburban density residential north of realigned Ardwick-Ardmore Road. The realignment is in the FY 1989-1994 Capital Improvement Program.		204NE 9L 205NE 9L
E-12	R-80 to O-S	5.83± ac.	A-7520 A-7738	3/16/71 10/8/69	Stream valley parkland; located west of Bald Hill Branch, north of Ardwick-Ardmore Road. (Tax Map 52, Plat 8651, Bald Hill Manor, part of Parcel A; Plat 9291, Quiet Glen, Parcel A).	The O-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		205NE 9L
E-13	R-80 to O-S	31.02± ac.	A-7520 A-7764	3/16/71 10/25/72	Stream valley parkland; located on the west side of Bald Hill Branch between Ardwick-Ardmore Road and US 50. (Tax Map 52, Plat 127035, Springdale, Parcel J; Plat 127036, Springdale, Parcel P; Plat 127033, Springdale, Parcel X; Plat 8651, Bald Hill Manor, part of Parcel A; Plat 127032, Springdale, Parcel BB).	The O-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		205NE 8R 205NE 9L

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAP5/SE</u>		<u>Use and Location</u>	<u>Discussion</u>	<u>Pending ZAP/CN/R</u>	<u>200' Scale Index Map</u>
			<u>No.</u>	<u>Date</u>				
E-14	R-R to R-S (1.6-2.6)	39 $\pm$ ac.	SMA	6/27/78	Undeveloped land; located south of Ardwick-Ardmore Road on both sides of proposed St. Joseph's Drive. (Tax Map 60, part of Parcel 26).	The R-S (1.6-2.6) Zone implements the Plan recommendation for Low Suburban density residential west of proposed St. Joseph's Drive Extended and the Plan proposal for attached units in conjunction with the Village Activity Center. See CR-71-1990 for land use types, quantities, conditions, and considerations.	A-9774	204NE 8R 204NE 9L
E-15	R-R to L-A-C	28 $\pm$ ac.	SMA	6/27/78	Undeveloped land; located in the southeast quadrant of the intersection of Ardwick-Ardmore Road and proposed St. Joseph's Drive. (Tax Map 60, part of Parcel 26).	The L-A-C Zone implements the Plan recommendation for a Village Activity Center. See CR-71-1990 for land use types, quantities, conditions, and considerations.	A-9775	204NE 9L 204NE 9R
E-16	R-R to R-S (1.6-2.6)	67 $\pm$ ac.	SMA	6/27/78	Undeveloped land; located 2,800 $\pm$ feet north of Landover Road and 2,600 $\pm$ feet east of the Capital Beltway. (Tax Map 60, part of Parcel 53).	The R-S (1.6-2.6) Zone implements the Plan recommendation for Low Suburban density residential. See CR-71-1990 for land use types, quantities, conditions, and considerations.	A-9637	204NE 8R 204NE 9L
E-17	R-R to R-S (1.6-2.6)	70 $\pm$ ac.	SMA	6/27/78	Undeveloped land; located northeast of the intersection of proposed Campus Way North and Lottsford Road. (Tax Map 61, part of Parcel 27).	The R-S (1.6-2.6) Zone implements the Plan recommendation for Low Suburban density residential. See CR-71-1990 for land use types, quantities, conditions, and considerations.	A-9611	204NE 9L 204NE 9R 203NE 9L

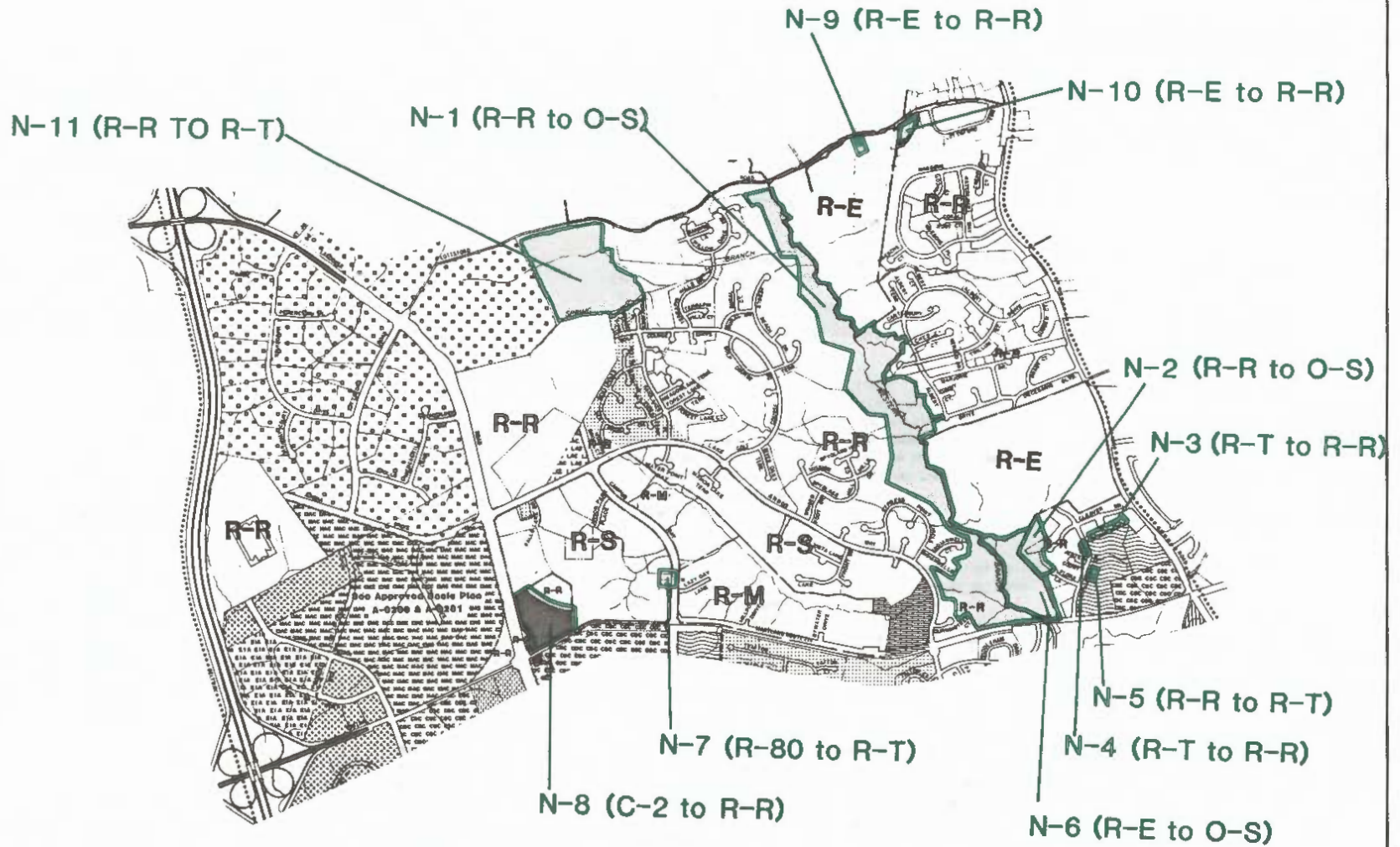


TABLE 18

## ZONING CHANGES, NORTHAMPTON COMMUNITY

Change Number	Zone Change	Area of Change	Approved ZAPS/SE		Use and Location	Discussion	Pending ZAP/CN/R	200' Scale Index Map
			No.	Date				
N-1	R-R to D-S	99.56± ac.	SE-2573C	5/18/72	Stream valley parkland; located along Western Branch between Lottsford Road and Central Avenue. (Tax Map 61, Plat 127063, Canterbury Estates, Parcel E; Tax Map 68, part of Parcel 81; Plat 9023, Paradise Acres, Parcel A).	The D-S Zone is recom- mended in accordance with the Plan recommendation for Open Space and pur- suant to the established public lands policy of the Planning Board.		201NE 10R 202NE 10L 202NE 10R 203NE 10L
N-2	R-R to D-S	6.27± ac.	A-7387C	2/13/70	Stream valley parkland; located east of Western Branch, west of Cleaver Drive. (Tax Map 68, Parcel 2; and Plat 114013, Enterprise Knolls Cluster, Parcel E).	The D-S Zone is recom- mended in accordance with the Plan recommendation for Open Space and pur- suant to the established public lands policy of the Planning Board.		202NE 10R
N-3	R-T to R-R	2.0± ac.	A-7387C	2/13/70	Portions of lots of single- family detached dwellings; located south of Cleaver Drive. (Tax Map 68, Plat 122035, Enterprise Knolls Cluster, part of Lots 14-17; Plat 114012, Enterprise Knolls Cluster, part of Lots 1-3, 13, and part of Lot 12).	The R-R Zone is recom- mended in accordance with the Plan recommendation for Low Suburban residen- tial density and existing use (portions of developed single-family detached lots).		202NE 10R 202NE 11L
N-4	R-T to R-R	0.6± ac.	A-7387C	2/13/70	Homeowners' open space and portion of lot for single- family detached dwelling in Enterprise Knolls Cluster; located on the west side of St. Michael's Drive, approxi- mately 1,200 feet north of the intersection of St. Michael's Drive and Central Avenue. (Tax Map 68, Plat 114013, Enterprise Knolls Cluster, part of Parcel D and part of Lot 19).	The R-R Zone is recom- mended in accordance with the Plan recommendation for Low Suburban density residential and existing use (homeowners' open space and portion of single-family detached dwelling lot).		202NE 10R

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAPS/SE</u>		<u>Use and Location</u>	<u>Discussion</u>	<u>Pending ZAP/CN/R</u>	<u>200' Scale Index Map</u>
			<u>No.</u>	<u>Date</u>				
N-5	R-R to R-T	0.2 $\pm$ ac.	A-7387C	2/13/70	Part of townhouse development; located on the east side of St. Michael's Drive, across from Jester Court. (Tax Map 68, part of Plat 114098).	The R-T Zone is recommended in accordance with the Plan recommendation for Low Urban density residential development and existing use (part of townhouse development).		202NE 10R
N-6	R-E to O-S	18.06 $\pm$ ac.	A-7387C SMA	2/13/70 6/27/78	Stream valley parkland; located on Western Branch, north of Central Avenue. (Tax Map 68, Plat 114014, Parcel F; part of Parcel 81).	The O-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		202NE 10R 201NE 10R
N-7	R-80 to R-T	0.91 $\pm$ ac.	SMA A-6368	6/27/78 8/23/67	Undeveloped land; located on west side of proposed Campus Way North, approximately 600 feet north of the intersection of proposed Campus Way North and Central Avenue. (Tax Map 68, Parcel 68).	The R-T Zone is recommended in accordance with the Plan recommendation that development of this parcel be consistent with the dwelling unit type on the adjacent property. The adjacent property has an approved CDP showing single-family attached development.		201NE 9R 202NE 9R
N-8	C-2 to R-R	14.3 $\pm$ ac.	A-7973	11/18/70	Right-of-way for MD 214; located in the northeast quadrant of MD 214 and MD 202. (Tax Map 68, Parcel 9 and part of Parcel 27).	The R-R Zone is recommended pursuant to the established public lands policy of the Planning Board.		201NE 9L 201NE 9R
N-9	R-E to R-R	0.59 $\pm$ ac.	SMA	6/27/78	Dwelling; located on the south side of Lottsford Road. (Tax Map 61, Parcel 43).	The R-R Zone is recommended in accordance with the Plan recommendation for Low Suburban density residential along Lottsford Road.		203NE 10L

<u>Change Number</u>	<u>Zone Change</u>	<u>Area of Change</u>	<u>Approved ZAPS/SE</u>		<u>Use and Location</u>	<u>Discussion</u>	<u>Pending ZAP/CN/R</u>	<u>200' Scale Index Map</u>
			<u>No.</u>	<u>Date</u>				
N-10	R-E to R-R	1.94± ac.	SMA	6/27/78	Dwellings; located on the south side of Lottsford Road, approximately 1,500 feet from the intersection of Lottsford Road and Enterprise Road. (Tax Map 61, Parcel 47 and Plat 4581, Parcel A).	The R-R Zone is recommended in accordance with the Plan recommendation for Low Suburban density residential along Lottsford Road.		203NE 10L 203NE 10R
N-11	R-R to R-T	43.1± ac.			Undeveloped land; located in the southeast quadrant of the intersection of proposed Campus Way North and Lottsford Road. (Tax Map 61, part of Parcel 33).	The R-T Zone is recommended in accordance with the Plan recommendation for an isolated area of Low Urban density residential along Campus Way North.		203NE 9L 203NE 9R



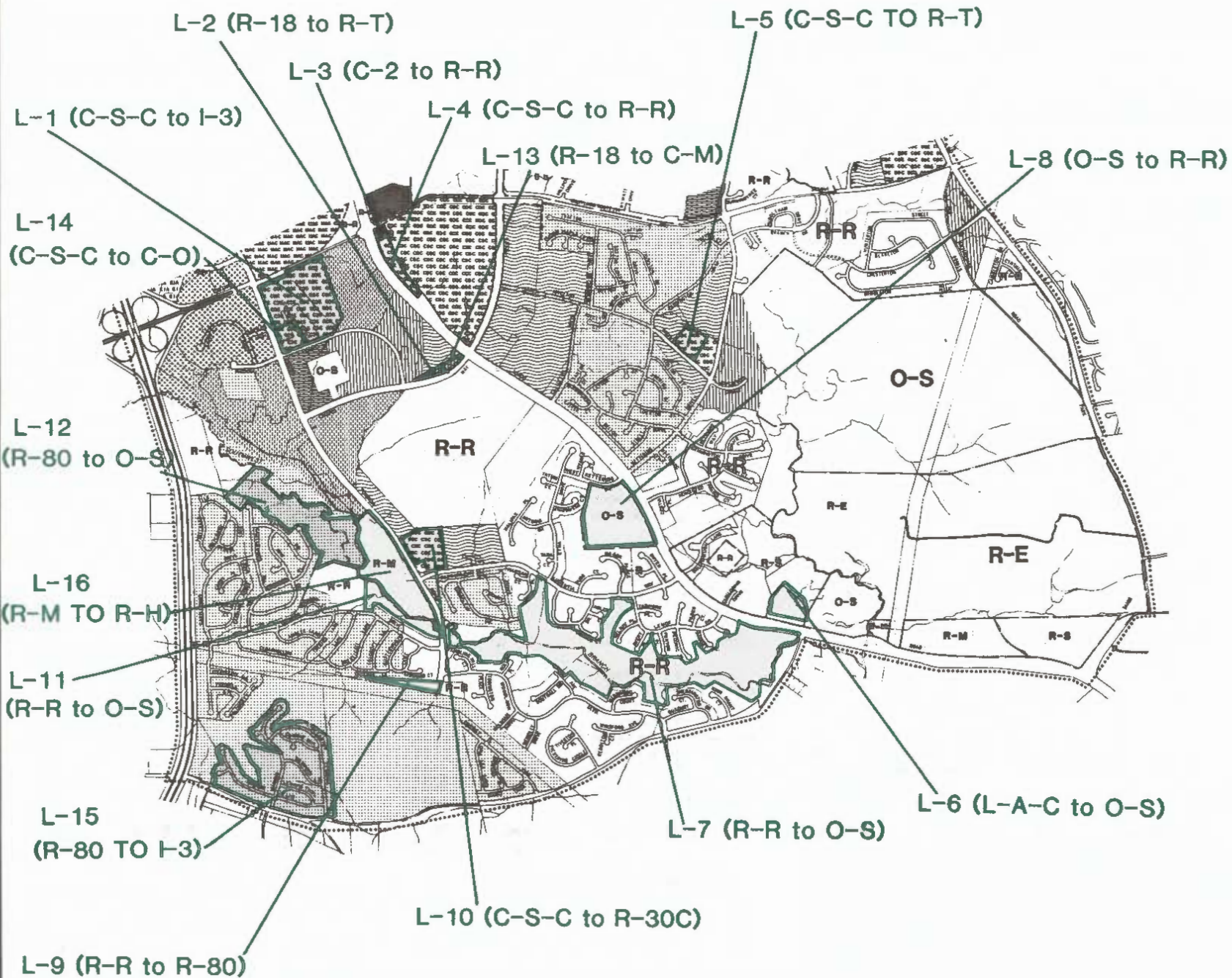


TABLE 19

## ZONING CHANGES, LARGO COMMUNITY

Change Number	Zone Change	Area of Change	Approved ZAPS/SE		Use and Location	Discussion	Pending ZAP/CN/R	200' Scale Index Map
			No.	Date				
L-1	C-S-C to I-3	33.74± ac.	A-6372 A-6908 SMA	8/23/67 9/20/67 6/27/78	Undeveloped land; located on the south side of Central Avenue, southeast of and adjacent to the intersection of Central Avenue and Harry S Truman Drive. (Tax Map 67, Parcels 120 and 126; Plat 9694, Lot D-2; Plat 113048, Lots 2, 3, 4).	The I-3 Zone is recommended in accordance with the Plan recommendation for office employment.		201NE 9L
L-2	R-18 to R-T	1.00± ac.			Undeveloped land, woodland and floodplain; located in the northwest quadrant and adjacent to the intersection of Campus Way South and Largo Road. (Tax Map 68, Plat 7245, Parcel D).	The R-T Zone is recommended in accordance with the Plan recommendation for Low Urban residential development.		201NE 9R 201SE 9R
L-3	C-2 to R-R	0.7± ac.			Right-of-way for MD 214; located in and adjacent to the southeast quadrant of MD 214 and MD 202. (Tax Map 68, part of Parcel 71).	The R-R Zone is recommended in accordance with the established public lands policy of the Planning Board.		201NE 9L
L-4	C-S-C to R-R	5.4± ac.	SMA	6/27/78	Right-of-way; located in the southeast quadrant of MD 214 and MD 202, between MD 202 and Old Largo Road. (Tax Map 68, Parcels 10, 11, 20, 30, 65 and part of Parcel 71).	The R-R Zone is recommended in accordance with the established public lands policy of the Planning Board.		201NE 9L 201NE 9R
L-5	C-S-C to R-T	5.6± ac.	SMA	6/27/78	Undeveloped land; located on the north side of Joyceton Drive, approximately 600 feet west of Kettering Drive. (Tax Map 68, Plat 8666, part of Parcel 8).	The R-T Zone is recommended in accordance with the Plan recommendation for Low Urban residential between M-MCPPC parkland and a proposed Convenience Center.		201NE 10L



Change Number	Zone Change	Area of Change	Approved ZAPS/SE		Use and Location	Discussion	Pending ZAP/CN/R	200' Scale Index Map
			No.	Date				
L-6	L-A-C to O-S	8.83± ac.	SMA	6/27/78	Undeveloped land, woodland; located on the north side of MD 202, across from White House Road. (Tax Map 75, Parcel 31).	The O-S Zone is recommended in accordance with the established public lands policy of the Planning Board.		202SE 10R
L-7	R-R to O-S	88.97± ac.			Stream valley parkland; located along Southwest Branch between MD 202 and Harry S Truman Drive. (Tax Map 75, Plat 9160, Parcel A; Plat 9157, Parcel A; Plat 9319, Parcel B; Plat 9163, Parcel A; Plat 8415, Parcel A; Plat 6460, Parcel A; Plat 9161, Parcel A; Parcel 3; part of Parcel 25; Plat 9320, Parcel A; Tax Map 68, part of Parcel 82).	The O-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		202SE 10R 202SE 10L 202SE 9R 201SE 9L
L-8	O-S to R-R	29.48± ac.	SMA	6/27/78	Mt. Lubentia National Register Historic Site and Environmental Setting, dwellings, farmland; located on the west side of MD 202, in the southwest quadrant and adjacent to the intersection of West Kettering Drive and Largo Road. (Tax Map 75, Parcels 11 and 12).	The R-R Zone is recommended in accordance with the Plan recommendation for Low Suburban density residential.	R-1 CN9	201SE 10L
L-9	R-R to R-80	4.2± ac.			Undeveloped land; located on the west side of the centerline of proposed extension of Harry S Truman Drive, north of PEPCO transmission lines. (Tax Map 75, part of Parcel 7).	The R-80 Zone is recommended in accordance with the Plan recommendation for Suburban density residential.		202SE 9L 202SE 9R
L-10	C-S-C to R-30C	11.3± ac.	SMA A-7404 A-8458	6/27/78 8/23/67 6/04/74	Undeveloped land; located in the northeast quadrant of the intersection of Harry S Truman Drive and Mt. Lubentia Way to the north and east of the Mt. Lubentia Convenience Center. (Tax Map 75, Plat 8391, Parcel B).	The R-30C Zone is recommended in accordance with the Plan recommendation for Low Urban density, condominium residential development.	CN6	201SE 9R

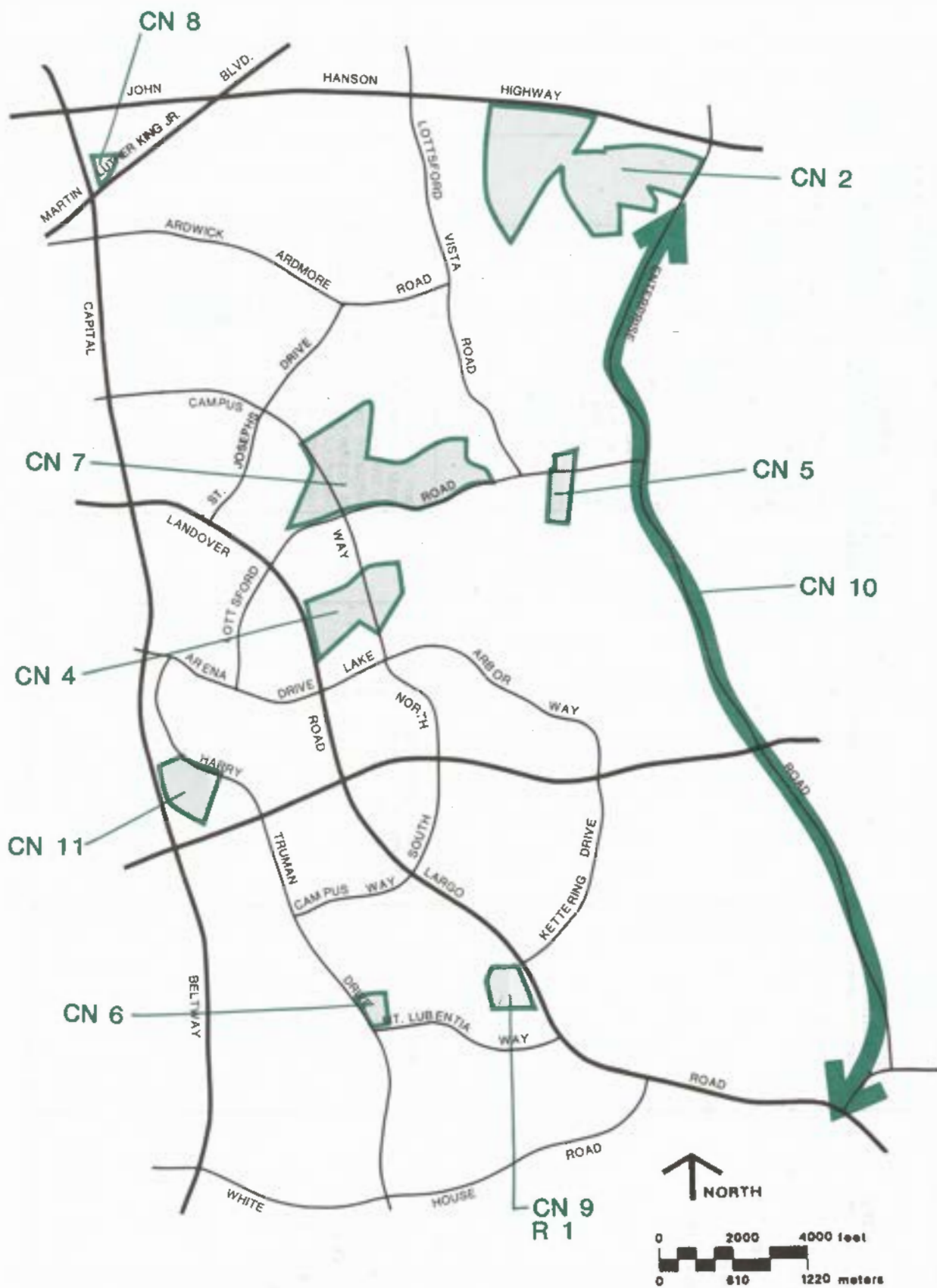
Change Number	Zone Change	Area of Change	Approved ZAPS/SE		Use and Location	Discussion	Pending ZAP/CN/R	200' Scale Index Map
			No.	Date				
L-11	R-R to D-S	9.0 $\pm$ ac.			Stream valley park; located along Southwest Branch, west of Harry S Truman Drive. (Tax Map 75, Parcel 25).	The D-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		201SE 9L 202SE 9L 202SE 9R
L-12	R-80 to D-S	40.77 $\pm$ ac.	SMA	6/27/78	Stream valley park; located along Southwest Branch, north of Northampton Junior High School Site (surplus). (Tax Map 74, Plat 108038, Parcel A).	The D-S Zone is recommended in accordance with the Plan recommendation for Open Space and pursuant to the established public lands policy of the Planning Board.		201SE 8R 201SE 9L
L-13	R-18 to C-M	1.05 $\pm$ ac.			Undeveloped land, woodland and floodplain; located in the northwest quadrant and adjacent to the intersection of Campus Way South and Largo Road. (Tax Map 68, Plat 7245, part of Parcel D).	The C-M Zone is recommended in accordance with the Plan recommendation for service commercial to allow a gas station.		201NE 9R
L-14	C-S-C to C-D	5.28 $\pm$ ac.	A-6372 SMA SE-3184C (Automobile Filing Station)	8/23/67 6/27/78 1/12/81	Office buildings; located in the northeast quadrant of the intersection of Harry S Truman Drive and Prince Place. (Tax Map 67, Plat 113019; Plat 113048, Lot 1; Plat 9694, Lot 0-1).	The C-D Zone is recommended in accordance with the Plan recommendation for employment use and in recognition of existing use. Construction of the approved Special Exception is impossible due to plans for the MD 214/Harry S Truman Drive interchange.		201NE 9L
L-15	R-80 to I-3	70.73 $\pm$ ac.	A-7407	8/05/67	Dwelling and undeveloped land; located in the northeast quadrant of the intersection of Ritchie-Marlboro Road and the Capital Beltway. (Tax Map 74, Parcel 46, Plats 127076, 127077, 127078, and 127079).	The I-3 Zone is recommended in accordance with the Plan recommendation for an employment area adjacent to the proposed I-95/Ritchie-Marlboro Road interchange.		202SE 8R 202SE 9L 203SE 9L
L-16	R-M to R-H	30.49 $\pm$ ac.	SMA	6/27/78	Undeveloped land, woodland and floodplain; located on the west side of Harry S Truman Drive north of Southwest Branch. (Tax Map 75, Parcel 49).	The R-H Zone is recommended in accordance with the Plan recommendation for a High Urban area on the west side of Harry S Truman Drive.		201SE 9L 201SE 9R 202SE 9L 202SE 9R

Table 20  
Comprehensive Rezoning  
Log of Pending Zoning Applications  
Planning Area 73

IDENTIFIER	NAME, OWNER, OR ORGANIZATION	LOCATION OF PROPERTY	EXISTING ZONING & S.E. #/USE	ZONE REQUESTED	STATUS OF APPLICATION	SMA RECOMMENDATION		
						PUBLIC RELEASE	PL. BD. TRANS-MITTAL	DISTRICT COUNCIL DECISION
A- 9611 PA: 73 DATE FILED: 7/16/88 200' INDEX: 204NE9L,9R 203NE9L TAX MAP: 61, part of Parcel 27 ACREAGE: 70+ ac.	Lottsford Properties Partnership/Tartan Development of Maryland	Northeast of the intersection of proposed Campus Way North and Lottsford Road.	R-R	R-S (1.6-2.6)	Staff: Approve w/ conditions. (5/90) PB: Approve w/cond. (6/90) ZHE: Continued (2/89)	R-R	R-R	R-S (1.6-2.6)
A- 9637 PA: 73 DATE FILED: 12/3/86 200' INDEX: 204NE8R, 9L TAX MAP: 60, part of parcel 53 ACREAGE: 67+ ac.	Balk Hill, Inc.	2,800+ feet north of Landover Road and 2,600+ feet east of the Capital Beltway	R-R	R-S (1.6-2.6)	Staff: Deny (3/90) PB: Approve w/cond (4/90)	R-R	R-R	R-S (1.6-2.6)
A- 9677 PA: 73 DATE FILED: 7/7/87 200' INDEX: 202NE9L,9R TAX MAP: 61, p/o Parcel 49 ACREAGE: 81+ ac.	Leo J. and Marion K. Leonnig	East side of MD 202, approximately 1,000 feet north of the intersection of MD 202 and Lake Arbor Way	R-R	I-3	Pending staff review	R-R	I-3	R-R
A- 9769 PA: 73 DATE FILED: 9/1/88 200' INDEX: 203NE9L,9R TAX MAP: 61, p/o Parcel 27 ACREAGE: 19+ ac.	Tartan Development of Maryland, Inc.	North side of Lottsford Road, approximately 1,200 feet east of the intersection of Lottsford Road and MD202	R-R	R-H	Staff: Deny (1/89) PB: Deny (3/89) ZHE: Continued (6/89)	R-H	R-H	R-H

Table 20  
Comprehensive Rezoning  
Log of Pending Zoning Applications  
Planning Area 73  
(continued)

IDENTIFIER	NAME, OWNER, OR ORGANIZATION	LOCATION OF PROPERTY	EXISTING ZONING & S.E. #/USE	ZONE REQUESTED	STATUS OF APPLICATION	SMA RECOMMENDATION		
						PUBLIC RELEASE	PL. BD. TRANSMITTAL	DISTRICT COUNCIL DECISION
A- 9774 PA: 73 DATE FILED: 9/27/88 200' INDEX: 204NE8R, 9L TAX MAP: 60, p/o Parcel 26 ACREAGE: 39+ ac.	Tartan Development of Maryland, Inc.	South of Ardwick-Ardmore Road on both sides of proposed St. Joseph's Drive	R-R	R-S (1.6-2.6)	Staff: Approve w/cond. (5/90) PB: Approve w/cond. (5/90)	R-R	R-R	R-S (1.6-2.6)
A- 9775 PA: 73 DATE FILED: 9/27/88 200' INDEX: 204NE9L, 9R TAX MAP: 60, p/o Parcel 26 ACREAGE: 28+ ac.	Tartan Development of Maryland, Inc.	Southeast quadrant of the intersection of Ardwick-Ardmore Road and proposed St. Joseph's Drive	R-R	L-A-C	Staff: Deny (5/90) PB: Approve w/cond. (5/90)	R-R	R-R	L-A-C
A- 9832 PA: 73 DATE FILED: 1/19/90 200' INDEX: 201SE9R TAX MAP: 75, Plat 8391, Parcel B ACREAGE: 11.3+ ac.	Hampton Crossroads Limited Partnership	Northeast quadrant of the intersection of Harry S Truman Drive and Mt. Lubentia Way	C-S-C	R-U	Pending Technical Staff review	R-30C	R-30C	R-30C
A- PA: DATE FILED: 200' INDEX: TAX MAP:								



MAP 15

# LAND USE/ZONING COMMENTS AND REQUESTS

LARGO-LOTTSFORD  
PLANNING AREA 73

Table 21

## Land Use/Zoning Comments and Requests

IDENTIFIER	NAME, OWNER, OR ORGANIZATION	LOCATION OF PROPERTY	EXISTING ZONING & S.E. #/USE	PENDING ZAP & S.E. #/USE	NATURE OF CONSIDERATION	PLAN/ZONING RECOMMENDATION		
						PUBLIC RELEASE	PL. BD. TRANS-MITTAL	DISTRICT COUNCIL DECISION
CN: 1 DATE FILED: 10/1/87 200' INDEX: Area Wide TAX MAP: Area Wide ACREAGE: Area Wide	Largo Civic Association	Area Wide Issues	N/A	N/A	Development should be high quality; density should be lowered; activity centers should be well designed and planned; integrated transportation system; public facilities should be located in terms of current and future development; development should follow a rational sequence; housing for senior citizens should be considered; a community center is urgently needed.	Comments noted and implemented to extent possible	Same	Same
CN: 2 DATE FILED: 10/5/87 200' INDEX: N/A TAX MAP: N/A ACREAGE: N/A	The Bonavito Family	Enterprise Estates and property to the west (ZMA A-9623)	R-R		Deny A-9623; direct traffic from A-9623 to the west by requiring construction of bridge toward Lottsford Vista Road (away from Chantilly Lane); repave roads within Enterprise Estates	A-9623 zoned R-R as per District Council action (2/8/88); a bridge was not required by  approval of subdivision; subdivision street maintenance not addressed by Master Plan/SMA	Same	Same

Table 21  
Land Use/Zoning Comments and Requests

IDENTIFIER	NAME, OWNER, OR ORGANIZATION	LOCATION OF PROPERTY	EXISTING ZONING & S.E. #/USE	PENDING ZAP & S.E. #/USE	NATURE OF CONSIDERATION	PLAN/ZONING RECOMMENDATION		
						PUBLIC RELEASE	PL. BD. TRANS-MITTAL	DISTRICT COUNCIL DECISION
CN: 3 DATE FILED: 10/8/87 200' INDEX: Area Wide TAX MAP: Area Wide ACREAGE: Area Wide	Ethel M. Bowles	Area Wide	N/A	N/A	Improvement of Central Avenue; too many shopping centers; need to avoid billboards; compatibility between residential and employment areas; retain Estate densities	Comments noted and implemented to extent possible	Same	Same
CN: 4 DATE FILED: 10/8/87 200' INDEX: 202 NE 9L,9R 201 NE 9L,9R TAX MAP: 61, Parcel 49 ACREAGE: 96.8 ± ac	Leo J. Leonig and Marian K. Leonig (owners)	East side of MD 202, north of Lake Arbor Way, south of Lottsford Road	R-R	A-9677	I-3	R-R'	I-3	R-R
CN: 5 DATE FILED: 10/27/87 200' INDEX: 203 NE 10L, 10R TAX MAP: 61, P.50 ACREAGE: 19.76 ± ac	Kopel M. Shatenstein (owner)	South side of Lottsford Road west of Enterprise Road.	R-E	A-9785	R-R	R-R	R-R	R-R
CN: 6 DATE FILED: 10/29/87 200' INDEX: 201 SE 9R TAX MAP: 75 ACREAGE: 11.3± ac	Hampton Crossroads Limited Partnership (Owner)	Northeast quadrant of intersection of Mt. Lubentia Way and Harry S. Truman Drive	C-S-C		Multifamily residential (R-10)	R-30C	R-30C	R-30C

Table 21

## Land Use/Zoning Comments and Requests

IDENTIFIER	NAME, OWNER, OR ORGANIZATION	LOCATION OF PROPERTY	EXISTING ZONING & S.E. #/USE	PENDING ZAP & S.E. #/USE	NATURE OF CONSIDERATION	PLAN/ZONING RECOMMENDATION		
						PUBLIC RELEASE	PL. BD. TRANSMITTAL	DISTRICT COUNCIL DECISION
CN: 7 DATE FILED: 11/1/87 200' INDEX: TAX MAP: 61 ACREAGE: 192.9	Tartan Development of MD (Owner)	Northeast quadrant of the intersection of MD 202 and Lottsford Road	R-S, R-R	A-9611, A-9612, A-9769	Request L-A-C, R-S (2.7-3.5), R-M (3.6-5.7)	C-O R-H R-R R-S (1.6-2.7)	C-O R-H R-R R-S (1.6-2.7)	C-O R-H R-S (1.6-2.7)
CN: 8 DATE FILED: 11/2/87 200' INDEX: 205 NE 8L TAX MAP: 52 ACREAGE: 7.66+	Allen Scruggs and Francis Scruggs (owners)	Northwest quadrant of the intersection Martin Luther King, Jr. Highway and Whitfield Chapel Road	R-80	A-9690	Low intensity office, employment, or commercial-retail	C-O	C-O	R-80
CN: 9 DATE FILED: 11/9/87 200' INDEX: 201 SE 10L TAX MAP: 75 ACREAGE: 29.48+ ac	Frances S. Bowie (owner)	West side of MD 202, south of West Kettering Drive	O-S		R-80	R-R	R-R	R-R
CN: 10 DATE FILED: 11/23/87 200' INDEX: Area Wide TAX MAP: Area Wide ACREAGE: Area Wide	Mr. and Mrs. Walter L. Hickie	Enterprise Road Corridor	N/A		Preclude construction that would increase traffic on Chantilly Lane; retain high-quality estate image of Enterprise Road corridor	Comments noted and implemented to extent possible	Same	Same



Table 21

## Land Use/Zoning Comments and Requests

IDENTIFIER	NAME, OWNER, OR ORGANIZATION	LOCATION OF PROPERTY	EXISTING ZONING & S.E. #/USE	PENDING ZAP & S.E. #/USE	NATURE OF CONSIDERATION	PLAN/ZONING RECOMMENDATION		
						PUBLIC RELEASE	PL. BD. TRANS-MITTAL	DISTRICT COUNCIL DECISION
CN: 11 DATE FILED: 3/9/88 200' INDEX: 202 NE 8R TAX MAP: 67 ACREAGE: 40.0 ± ac	Largo West Assoc. (owner)	Northeast quadrant of the intersection of I-95 and MD 214	E-I-A		E-I-A	E-I-A (granted 9/12/88)	E-I-A	E-I-A
CN: DATE FILED: 200' INDEX: TAX MAP: ACREAGE:								
CN: DATE FILED: 200' INDEX: TAX MAP: ACREAGE:								
CN: DATE FILED: 200' INDEX: TAX MAP: ACREAGE:								

Table 22  
Requests for Rezoning

IDENTIFIER	NAME, OWNER, OR ORGANIZATION	LOCATION OF PROPERTY	EXISTING ZONING & S.E. #/USE	PENDING ZAP & S.E. #/USE	NATURE OF CONSIDERATION	PLAN/ZONING RECOMMENDATION		
						PUBLIC RELEASE	PL. BD. TRANS-MITTAL	DISTRICT COUNCIL DECISION
R: 1 DATE FILED: 2/25/88 200' INDEX: 201 SE 10L TAX MAP: 75 ACREAGE: 22.79+ ac.	Frances S. Bowie	West of MD 202, south of West Kettering Drive	O-5		R-80	R-R	R-R	R-R
CN: DATE FILED: 200' INDEX: TAX MAP: ACREAGE:								
CN: DATE FILED: 200' INDEX: TAX MAP: ACREAGE:								
CN: DATE FILED: 200' INDEX: TAX MAP: ACREAGE:								