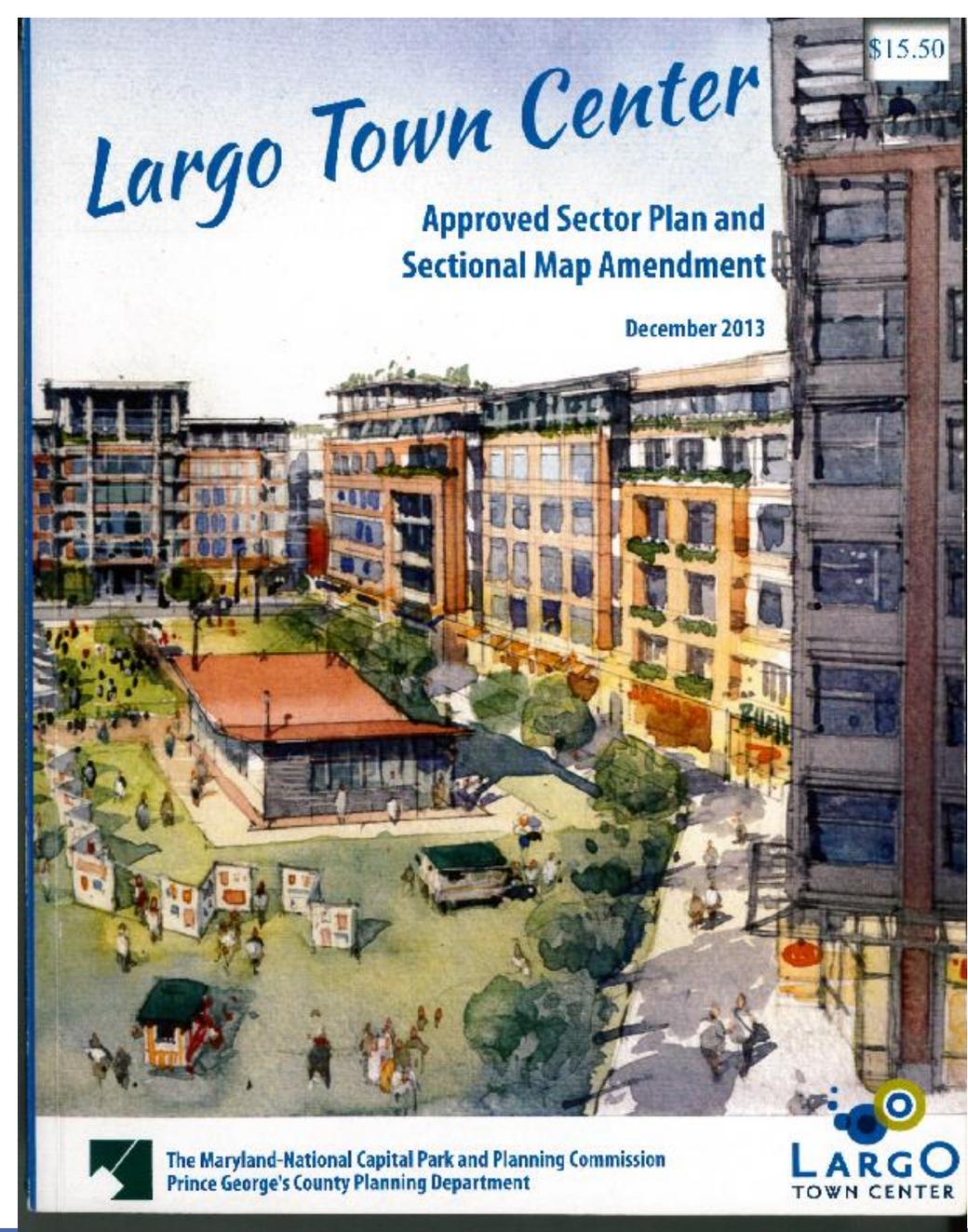


# Minor Amendment

*2013 Largo Town Center Approved Sector Plan and Sectional Map, Amendment*

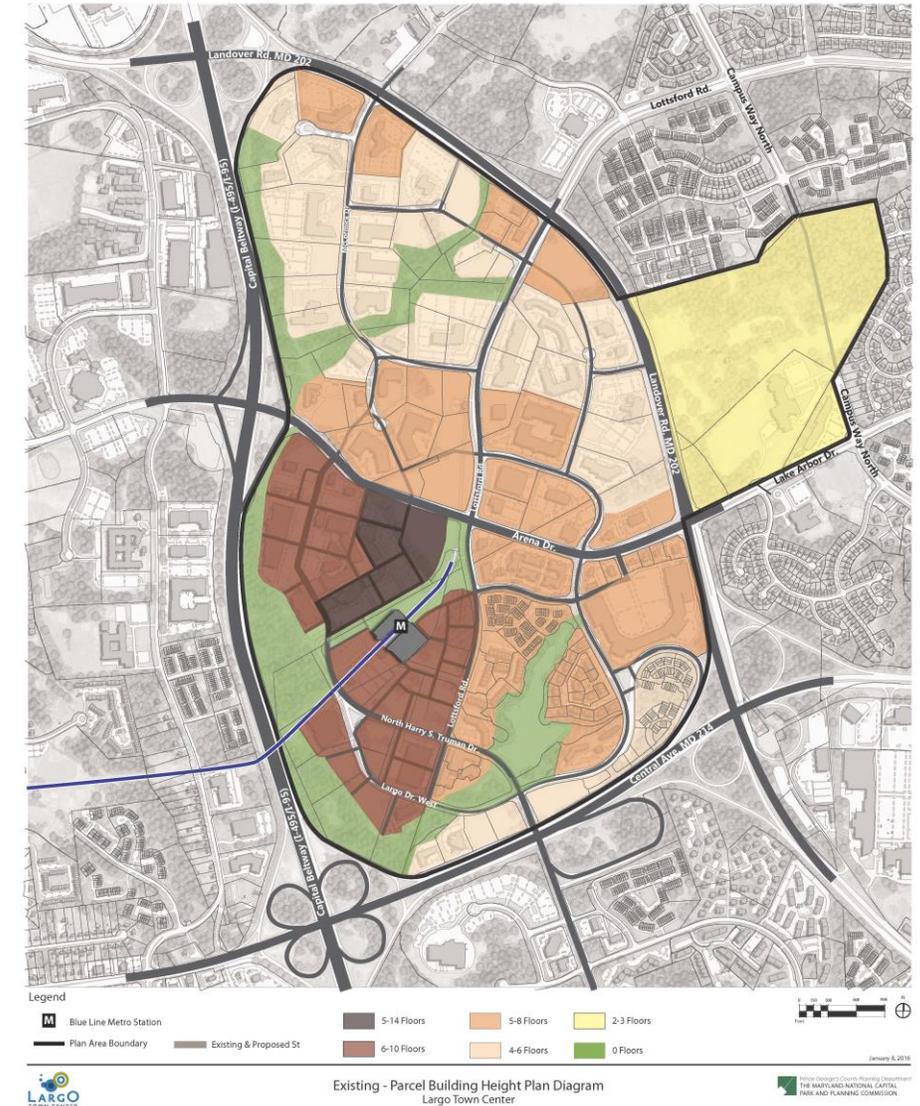
**District Council Worksession  
March 21, 2017**



# Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

## Proposed Amendment:

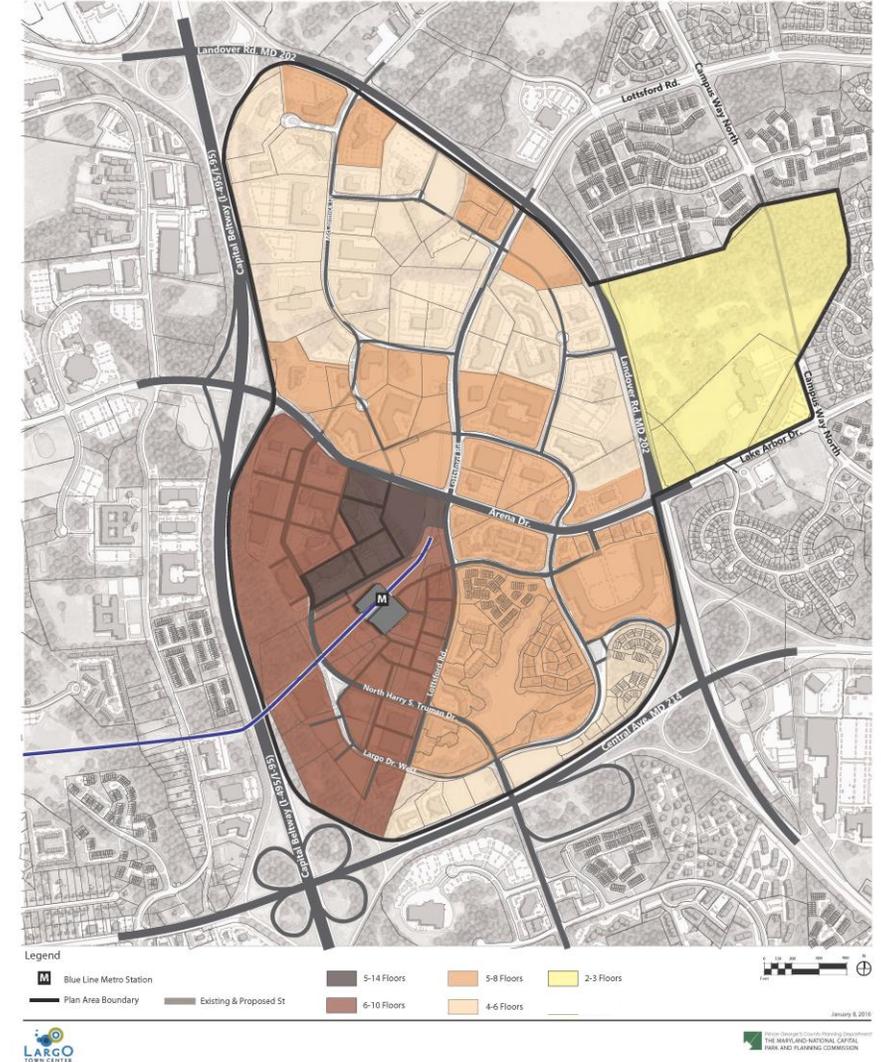
- ❑ CR-094-2016 approves the initiation of a minor amendment to the development district standards regulating building height
- ❑ Replace 0-Floors building height restriction with the height provision of abutting properties
  - Update maps and modify tables as appropriate to reflect changes if approved
- ❑ The 0-Floors (a no-build) standard applied to properties containing important environmental features, but portions included developable land



# Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

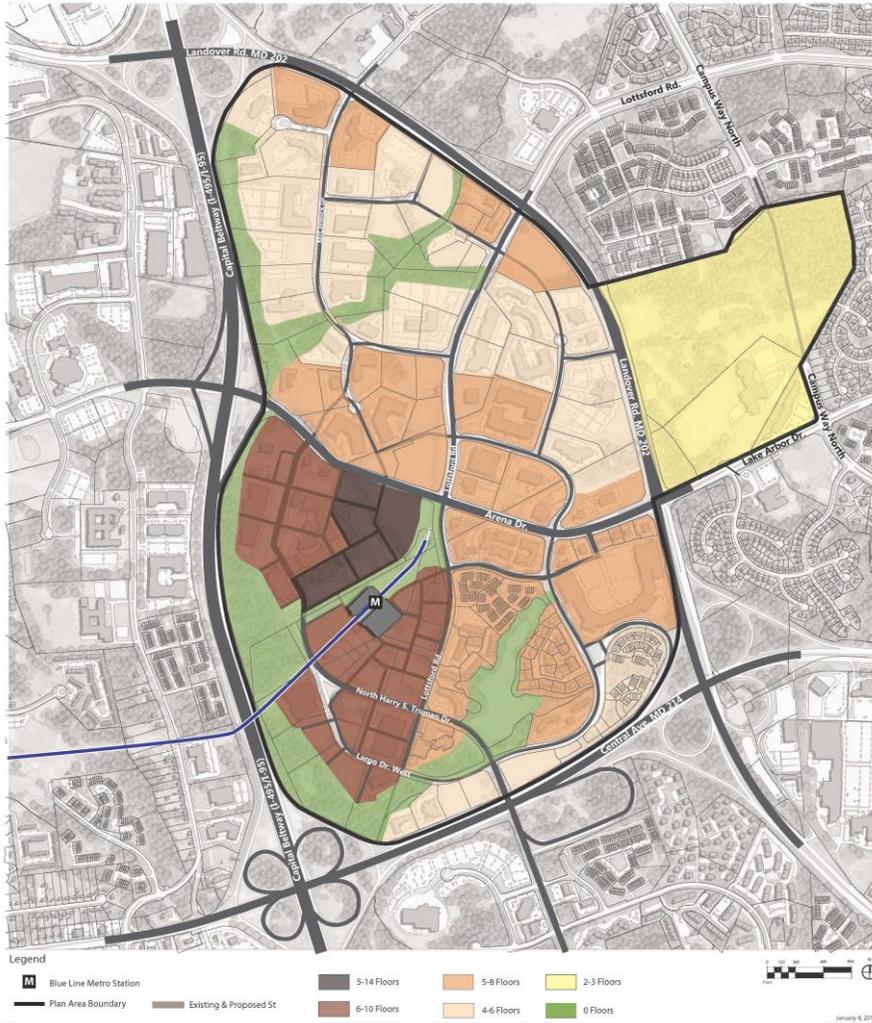
## Joint Public Hearing:

- ❑ Held on February 7, 2017, to receive comments on minor amendment
- ❑ One speaker representing Largo civic Association:
  - Eliminating 0-Floors requirement would not adequately protect environmentally sensitive areas identified in plan text and other maps
- ❑ Staff analysis of proposed amendment and comments concludes no threat to environmental preservation



Proposed Building Height Map

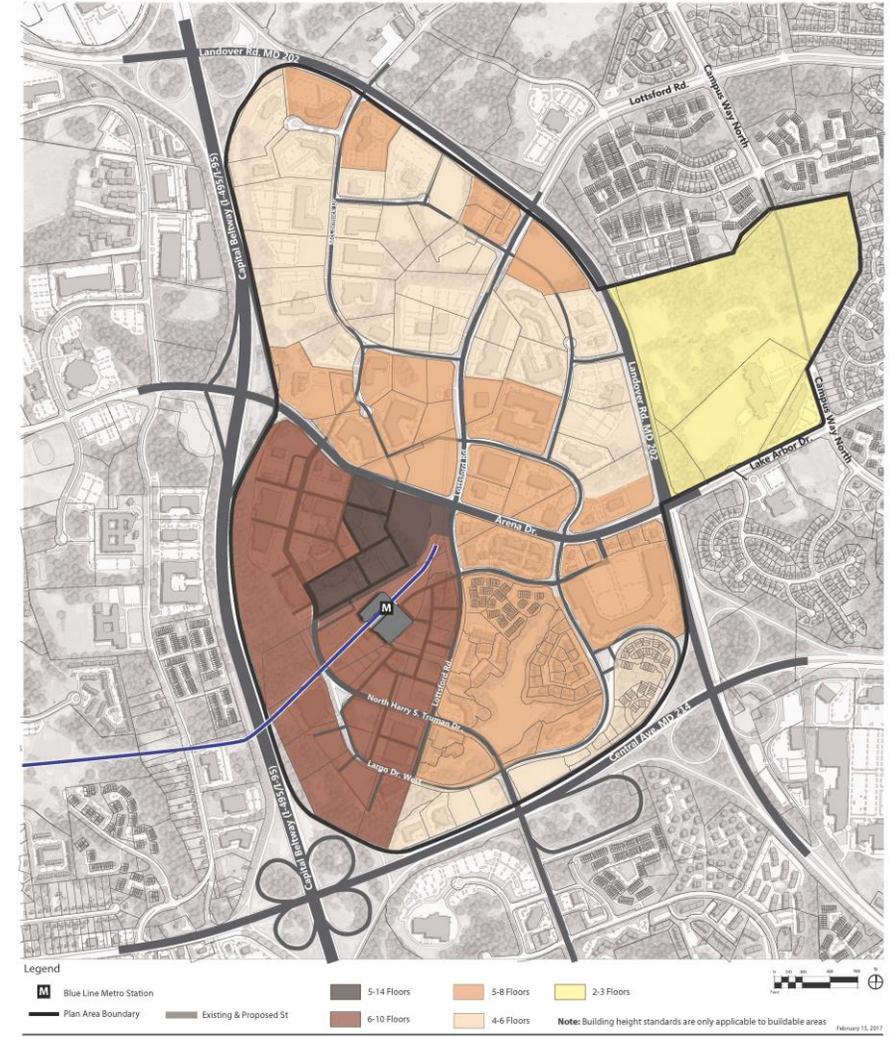
# Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA



**Current Building Height Map**

## Implications:

- Removes vagueness and ambiguity of the area of developable land affected
- Does not change any recommendation in the Environmental Chapter of the sector plan
- Allows development process to identify and establish the required environmental envelope through the Natural Resources Inventory (NRI) and other appropriate processes

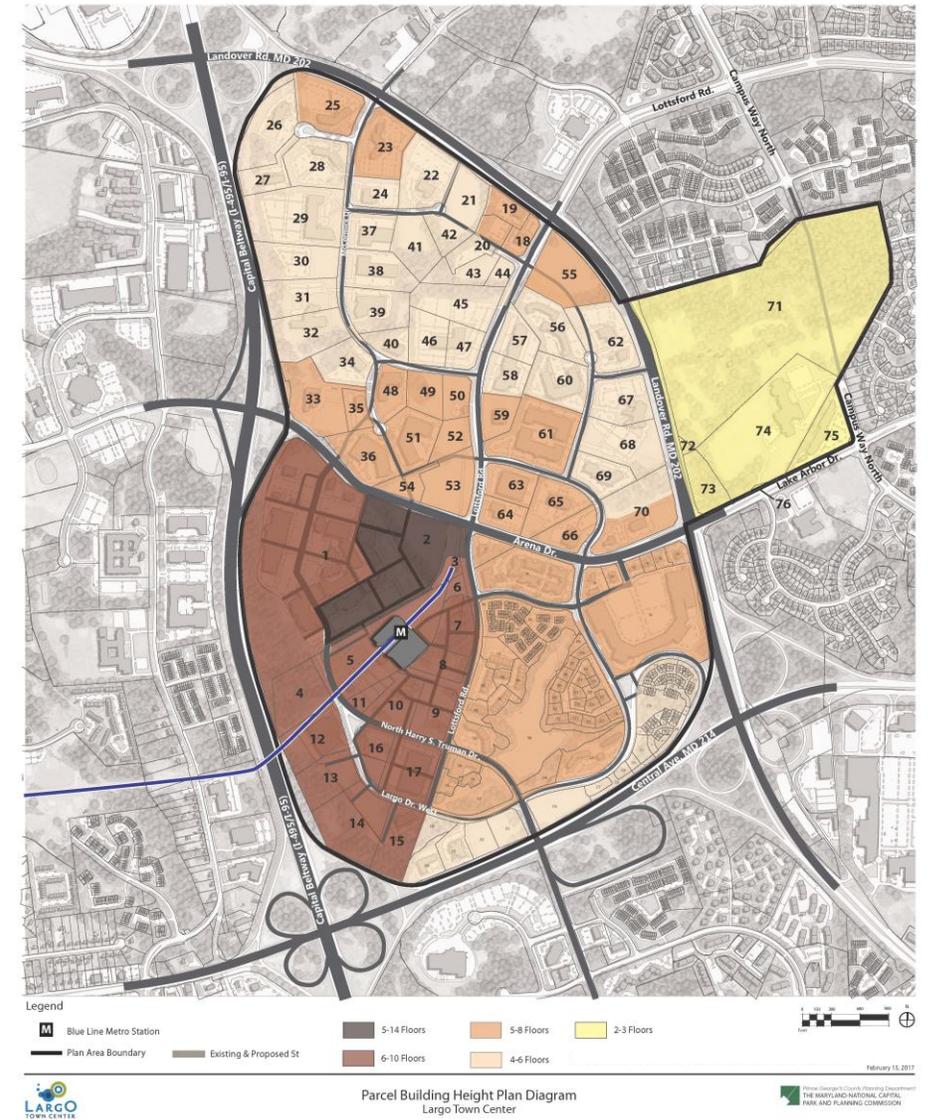


**Recommended Building Height Map**

# Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

## Planning Board Adoption:

- ❑ March 2, 2017, Planning Board adopted the minor amendment via PCCPB No. 17-29
- ❑ Remove 0-Floors building height and replace with assigned new building height ranges
- ❑ Update all building height maps to reflect changes
- ❑ Update Property List Tables with the revised building height standards



# Schedule for Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

---

## Next Step:

