

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session**

Resolution No. CR-94-2016
Proposed by Council Member Davis
Introduced by Council Members Davis, Franklin, Harrison and Turner
Co-Sponsors _____
Date of Introduction November 15, 2016

RESOLUTION

1 A RESOLUTION concerning

2 The 2013 Largo Town Center Sector Plan and Sectional Map Amendment

3 For the purpose of initiating a minor amendment to certain development district standards
4 regulating building height approved within the 2013 *Largo Town Center Sector Plan and*
5 *Sectional Map Amendment*.

6 WHEREAS, on November 12, 2013, the District Council approved the 2013 *Largo Town*
7 *Center Sector Plan and Sectional Map Amendment*; and

8 WHEREAS, in accordance with the provisions of the Zoning Ordinance of Prince
9 George’s County, Maryland, the comprehensive zoning proposal approved by the District
10 Council superimposed a D-D-O (Development District Overlay) Zone for the geographic area of
11 the County included within the plan boundaries of the Largo Town Center; and

12 WHEREAS, Section 27-548.19 of the Zoning Ordinance provides that the purpose of the
13 D-D-O Zone is to ensure that the development of land in the Largo Town Center Development
14 District meets the goals established in the Largo Town Center Sector Plan and takes advantage of
15 unique opportunities presented by the district; and

16 WHEREAS, pursuant to Section 27-548.24 of the Zoning Ordinance, the District
17 Council’s approval of the *Largo Town Center Sector Plan and Sectional Map Amendment*
18 incorporated five (5) sector plan subareas, including a Transit-Oriented Development Core
19 within the Southwest Quadrant, as well as four (4) surrounding quadrants devised to guide
20 development of land within the Largo Town Center Development District area; and

1 WHEREAS, the development standards approved for each quadrant of the development
2 district replace, or otherwise modify, the development regulations applicable to the underlying
3 zoning classifications in the County Zoning Ordinance for the designated development district
4 area; and

5 WHEREAS, the Largo Town Center District Development District standards also
6 provide Urban Design Criteria which prescribe certain minimum building height requirements
7 for development proposals within the Transit-Oriented Development (“TOD”) Core, the
8 Southeast, Northeast, and Northwest Quadrants, and the East Area of the development district;
9 and

10 WHEREAS, in addition to the approved Urban Design Criteria regulations of the Largo
11 Town Center Development District Standards, set forth within Chapter 8 of the Largo Town
12 Center Sectional Map Amendment, the District Council also approved a Building Heights Plan
13 Diagram for the Largo Town Center Development District, more specifically Map 31 on page
14 142 of the Sectional Map Amendment for the Largo Town Center Development District; and

15 WHEREAS, the District Council finds that, after the approval of the 2013 *Largo Town*
16 *Center Sector Plan and Sectional Map Amendment* via adoption of CR-137-2013 and CR-138-
17 2013 by the District Council on November 12, 2013, the 0-Floors building height restriction
18 imposed on properties, and portions of properties, within the Largo Town Center Development
19 District on properties generally associated with environmental infrastructure may erroneously
20 have included potentially developable land, which may cause unintended consequences that
21 frustrate the viability of future transit-oriented development that is called for in the Largo Town
22 Center Development District; and

23 WHEREAS, in furtherance of realizing the approved development district vision, the
24 District Council further finds a need to initiate a minor amendment to the 2013 *Largo Town*
25 *Center Sector Plan and Sectional Map Amendment* to remove the 0-Floors building height
26 restriction applicable to properties within the development district, and to replace that restriction
27 with building height ranges more compatible with surrounding properties; and

28 WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance establish a
29 process whereby which the District Council may initiate minor amendments to an approved
30 D-D-O Zone; and

31 WHEREAS, the District Council further finds that the proposed minor amendments are
32 authorized by the provisions of Section 27-642, as the foregoing amendments: (1) advance the

1 goals of an approved development district plan; (2) involve no more than 50% of the underlying
 2 plan area, but are not limited to a single property or property owner; and (3) do not constitute
 3 amendment which would require major transportation analysis and/or modeling, revised water
 4 and sewer classifications, or any Adequate Public Facilities analysis.

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
 6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 7 Regional District in Prince George’s County, Maryland, that, in accordance with Sections
 8 27-548.26 and 27-642 of the Zoning Ordinance, the Planning Board is hereby directed to initiate
 9 a minor amendment to the 2013 *Largo Town Center Approved Sector Plan and Sectional Map*
 10 *Amendment*, as follows:

11 **MINOR AMENDMENT NUMBER 1:**

- 12 • Amend the development district standards and corresponding text of the
 13 approved sector plan by removing the 0-Floors building height restriction
 14 from Maps 6, 31, 31.1, 31.2, 31.3, and 31.5, therein.
- 15 • Revise the permitted building heights of all properties that are affected by
 16 the 0-Floors building height restriction to be consistent with the approved
 17 building height ranges for adjacent properties or portions of the affected
 18 properties not originally included within the 0-Floors building height
 19 restriction category. Modify Tables 15, 16, and 18 accordingly to reflect
 20 said changes made to the maps.
- 21 • Revise the title of Map 6 on page 23 to read, “[Recommended] Permitted
 22 Building Heights [Plan]. Revise the title of Map 31 on page 142 to read,
 23 “Permitted Building Heights.”

24 BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the County Zoning
 25 Ordinance, the County Council of Prince George’s County, Maryland, sitting as the District
 26 Council, and the Prince George’s County Planning Board of the Maryland-National Capital Park
 27 and Planning Commission shall conduct a joint public hearing to receive testimony and public
 28 comments concerning the foregoing proposed minor amendment to the 2013 *Largo Town Center*
 29 *Sector Plan and Sectional Map Amendment*, and said joint public hearing will be held on
 30 Tuesday, February 7, 2017, in accordance with applicable prescriptions of the local zoning laws.

1 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
2 Resolution to the Prince George’s County Planning Board of the Maryland-National Capital Park
3 and Planning Commission in accordance with the procedural requirements of Sections 27-548.26
4 and 27-642 of the County Zoning Ordinance.

Adopted this 15th day of November, 2016.

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: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council