

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2013 Legislative Session**

Resolution No. CR-138-2013  
Proposed by The Chair (by request – Planning Board)  
Introduced by Council Member Davis  
Co-Sponsors \_\_\_\_\_  
Date of Introduction November 12, 2013

**RESOLUTION**

1 A RESOLUTION concerning

2 The Largo Town Center Sectional Map Amendment

3 For the purpose of approving with revisions, as an Act of the County Council of Prince George's  
4 County, Maryland, sitting as the District Council for that portion of the Maryland-Washington  
5 Regional District in Prince George's County, the Largo Town Center Sectional Map Amendment  
6 ("SMA"), thereby setting forth and adopting detailed zoning proposals for the Largo Town  
7 Center area, generally comprised of the properties bounded by the Capital Beltway (I-95/I-495)  
8 to the west, Landover Road (MD 202) and the southwest boundary of the Woodview Village  
9 subdivision to the north, Campus Way North, Lake Arbor Way, and Landover Road (MD 202) to  
10 the east, and Central Avenue (MD 214) to the south.

11 WHEREAS, upon approval by the District Council, this SMA will amend portions of the  
12 Prince George's County Zoning Ordinance and County Zoning Maps for the Largo Town Center  
13 area; and

14 WHEREAS, on May 1, 2012, the District Council adopted CR-25-2012, thereby initiating  
15 an amendment to 1990 *Largo-Lottsford Approved Master Plan Amendment and Sectional Map*  
16 *Amendment*, the 2002 *Prince George's County Approved General Plan*, the 2004 *Approved*  
17 *Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center*  
18 *Metro Areas*, and the 2009 *Approved Countywide Master Plan of Transportation*; and

19 WHEREAS, pursuant to its adoption of CR-25-2012, the District Council further  
20 authorized initiation of a concurrent SMA pursuant to Sections 27-225.01 and 27-641 of the  
21 Zoning Ordinance of Prince George's County; and  
22

1 WHEREAS, in adopting CR-25-2012, the District Council also endorsed the Goals,  
2 Concepts, Guidelines and Public Participation Program and established the Plan boundaries as  
3 recommended by the Planning Board for the Largo Town Center Sector Plan and SMA pursuant  
4 to Section 27-641 and 27-643 of the Zoning Ordinance; and

5 WHEREAS, the Planning Board staff, in accordance with the plan's public participation  
6 program, gathered substantial input through numerous community workshops held throughout  
7 September, October, November, and December of 2012 with the community and agency  
8 stakeholders, in order to develop the community's vision for a new, mixed-use "Downtown" for  
9 Prince George's County at the Largo Town Center Metro Station; and

10 WHEREAS, using the General Plan policies and goals as guidance, the Planning Board  
11 staff examined best practices in transit-oriented development, existing land use patterns, as well  
12 as existing and pending proposals for zoning and subdivisions of land, in order to generate the  
13 specific zoning recommendations within the sectional map amendment that will help realize the  
14 vision of a transit-oriented community at Largo Town Center; and

15 WHEREAS, the District Council and the Planning Board held a duly advertised joint public  
16 hearing on July 16, 2013, and

17 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive  
18 and the District Council reviewed the public facilities element of the Preliminary Largo Town  
19 Center Sector Plan and Proposed Sectional Map Amendment in order to identify inconsistencies  
20 between the proposed public facilities recommended within the preliminary sector plan and  
21 proposed sectional map amendment and existing County or State public facilities; and

22 WHEREAS, on September 10, 2013, the District Council adopted CR-88-2013, thereby  
23 approving the Public Facilities Element of the Preliminary Largo Town Center Sector Plan and  
24 Proposed Sectional Map Amendment for inclusion in the adopted sector plan and endorsed  
25 sectional map amendment by the Planning Board; and

26 WHEREAS, the Planning Board held a work session on September 19, 2013, that was  
27 continued to October 3, 2013, to review comments contained in the hearing record and staff  
28 recommendations thereon; and

29 WHEREAS, on October 10, 2013, the Planning Board adopted Resolution PGCPB No. 13-  
30 96 and, pursuant to Section 27-645(c), transmitted the Adopted Largo Town Center Sector Plan  
31 and Endorsed Sectional Map Amendment to the District Council on October 11, 2013; and

1 WHEREAS, on October 22, 2013, the District Council held a work session to consider the  
 2 record of public hearing testimony and the Planning Board's recommendations embodied in  
 3 PGCPB No. 13-96 and, after discussion, directed Technical Staff to prepare a resolution of  
 4 approval incorporating revisions.

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 by the County Council of Prince  
 8 George's County, Maryland, sitting as the District Council for that portion of the Maryland-  
 9 Washington Regional District in Prince George's County, that the Largo Town Center Sectional  
 10 Map Amendment, as endorsed on October 10, 2013, by PGCPB No. 13-96, be and the same is  
 11 hereby approved with the following revisions:

12 **REVISION 1:**

13 Add the following language under the "Site Plan Submittal Requirements" section on  
 14 page 115 of **Chapter 8: Largo Town Center Development District Standards** as follows:

15 "7. A phasing plan setting forth the sequence and timeframes for the proposed  
 16 development."

17 **REVISION 2:**

18 Revise the second paragraph of the "Permitted and Prohibited Uses" section on page 115  
 19 of **Chapter 8: Largo Town Center Development District Standards** to reflect revisions to  
 20 Section 27-548.25 the Zoning Ordinance as follows:

21 "Uses that are permitted in the underlying zones are permitted within the Largo Town  
 22 Center DDOZ. A use that would normally require a special exception in the underlying zone is  
 23 permitted if it is not included in the list of uses prohibited within the DDOZ (see below) , and  
 24 only if the Development District Standards so provide within a table of uses. Such designated  
 25 uses shall instead be subject to site plan review by the Planning Board. The Planning Board shall  
 26 find in its approval of the site plan for such use that it complies with all applicable development  
 27 district standards; meets the general special exception standards in Section 27-317(a)(1), (4), (5),  
 28 and (6); and conforms to the recommendations in the sector plan."

29 **REVISION THREE:**

30 Add the following language on page 124 under the "TOD Core" subsection of the "Urban  
 31 **Design – Building Heights**" section of **Chapter 8: Development District Standards**:

“Pursuant to a site plan application for development within the TOD Core filed, accepted, and permitted prior to December 31, 2016, for property with street frontage along Lottsford Road, Arena Drive, or Harry S. Truman Drive, or property directly abutting the Capital Beltway right-of-way, an applicant may request a one-story departure (reduction) from the applicable Minimum Height requirements set forth in the Development District Standards and **Map 32: Building Heights** applicable to the development proposal.”

## REVISION FOUR:

Add the following language on page 121 in the second paragraph under the “**Urban Design – Frontage**” section of **Chapter 8: Development District Standards**: “Development within the TOD Core with street frontage along Lottsford Road, Arena Drive, or Harry S. Truman Drive must face the street and include non-residential development on the ground floor of the development on the site. Development on property directly abutting the Capital Beltway right-of-way must face Harry S. Truman Drive (extended) and include non-residential development on the ground floor of the development on the site.”

## REVISION FIVE:

Add the following language on page 121 in the second paragraph under the “**Urban Design – Frontage**” section of **Chapter 8: Development District Standards**: “Development within the TOD Core with frontage abutting open space contiguous to the Largo Metro Station must face the metro station site and include non-residential development on the ground floor of the development on the site.”

## REVISION SIX:

Add the following language on page 121 in the second paragraph under the “**Urban Design – Frontage**” section of **Chapter 8: Development District Standards**: “Development within the TOD Core with frontage abutting open space contiguous with the Largo Regional Hospital facility must be oriented with building frontage to face the hospital facility site and include non-residential development on the ground floor of the development on the site.”

## REVISION SEVEN:

Add a new subsection on page 142 within the “**Architectural Design Criteria- Building Form**” section in **Chapter 8: Development District Standards** as follows: “**Multifamily Development in the TOD Core:** Within the TOD Core, in any multifamily development project consisting of fifty (50) or more dwelling units, the percentage of workforce housing units

1 shall not exceed ten percent (10%) of the total number of units proposed for the entire project  
 2 and said workforce units must be disbursed throughout the project and be externally  
 3 indistinguishable from the market rate units within the project. For purposes of this section,  
 4 ‘workforce housing’ means residential dwelling units set aside for sale or rent to households  
 5 earning an annual total income not exceeding 80% – 120% of the median annual household  
 6 income for the Washington Statistical Metropolitan Area. Multifamily development within the  
 7 TOD core should be designed to create a diverse residential community with a variety of unit  
 8 types at different price points.”

9 **REVISION EIGHT:**

10 Add a new paragraph 4 on page 136 within the “**General**” subsection under the “**Open**  
 11 **Space Design Criteria – Open Space Types**” section of **Chapter 8: Development District**  
 12 **Standards**” as follows: “Public / private partnerships should be formed in order to ensure  
 13 appropriate funding and maintenance is provided for the public spaces envisioned within the  
 14 Largo Town Center Sector Plan area, including the Greenway trail, the Largo Town Center Lake  
 15 Park, the one-acre “main square” civic facility abutting the Largo Metro Station, and the iconic  
 16 focal points that herald arrival and a sense of place at the Largo Town Center TOD Core: (1)  
 17 Harry S. Truman Drive / Lottsford Drive, and (2) ‘the Green’ at the North Entrance of the TOD  
 18 core at Arena Drive.”

19 **REVISION NINE:**

20 Revise the second sentence of the “**Development District Standards**” paragraph on page  
 21 116 as follows: “All new development in Largo Town Center shall comply with these standards  
 22 unless amended [by future SMAs] pursuant to the provisions of the Zoning Ordinance.”

23 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate  
 24 textual, graphical, and map revisions to correct identified errors, reflect updated information and  
 25 revisions, and incorporate the zoning map changes reflected in this Resolution.

26 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to  
 27 the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional  
 28 District in Prince George’s County. The zoning changes approved by this Resolution shall be  
 29 depicted on the official Zoning Map of the County.  
 30

1 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any  
 2 provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,  
 3 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or  
 4 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,  
 5 sections, zones, zoning maps, or parts hereof for their application to other zones, persons, or  
 6 circumstances. It is hereby declared to be the legislative intent that this Resolution would have  
 7 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,  
 8 clause, section, zone, zoning map, or part had not been included therein.

Adopted this 12th day of November, 2013.

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: \_\_\_\_\_  
 Andrea C. Harrison  
 Chair

ATTEST:

\_\_\_\_\_  
 Redis C. Floyd  
 Clerk of the Council