

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

Resolution No. CR-4-2016
Proposed by Council Member Davis
Introduced by Council Members Davis, Toles, Harrison and Taveras
Co-Sponsors _____
Date of Introduction January 12, 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 the 2013 *Largo Town Center Sector Plan*
4 *and Sectional Map Amendment* concerning the development district standards for free-standing
5 and monumental signs within the Largo Town Center Development District.

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 procedures set forth in the Zoning Ordinance of
9 Prince George’s County, Maryland, the District Council also approved comprehensive zoning
10 proposals within a Sectional Map Amendment (“SMA”) for the geographic area of the County
11 included within the plan boundaries, including a D-D-O (Development District Overlay) Zone
12 for the Largo Town Center plan area, on November 12, 2013; and

13 WHEREAS, Section 27-548.19 of the Zoning Ordinance provides that the purpose of the
14 D-D-O Zone is to ensure that the development of land in a designated development district meets
15 the goals established for the district in a Sector Plan, and takes advantage of unique opportunities
16 presented by the district; and

17 WHEREAS, in furtherance of the purpose of the D-D-O Zone, the District Council’s
18 approval of the 2013 Largo Town Center SMA approved certain development district standards
19 to regulate land use and development within the district, including signage design standards for
20 free-standing and monumental signs; and

1 WHEREAS, the development district standards established by the District Council
2 included certain applicability requirements and exemptions from its development standards; and

3 WHEREAS, since approving the 2013 *Largo Town Center Sector Plan and Sectional*
4 *Map Amendment* via adoption of CR-137-2013 and CR-138-2013, respectively, on November
5 12, 2013, the District Council finds an inadvertent ambiguity exists in the Development District
6 text concerning the exemptions from the Largo Town Center Development District Standards for
7 the SMA, more specifically, between the language set forth in Paragraph 1 on page 129 of the
8 SMA, and Paragraph 8 on page 129 of the SMA; and

9 WHEREAS, the District Council also finds that there is a need to clarify certain
10 development district standards that have potential for unintended outcomes on free-standing and
11 monumental signs in the Largo Town Center Development District, more specifically the
12 standards for free-standing and monumental signs within the “Signage Design Criteria” section
13 on page 170 of the SMA, as well as the dimensional sign standards set forth on pages 173–74 of
14 the SMA; and

15 WHEREAS, the District Council further finds there is a need to initiate a minor
16 amendment to the 2013 Largo Town Center Development District clarify certain regulations
17 applicable to free-standing and monumental signs in the development district, and to bring the
18 Largo Town Center Development District standards in line with industry standards for free-
19 standing and monumental signs; and

20 WHEREAS, Sections 27-548.26 and 27-642 of the Zoning Ordinance set forth
21 procedural requirements authorizing the initiation and consideration of minor amendments to
22 approved D-D-O Zone; and

23 WHEREAS, it is the finding of the District Council that the proposed minor amendments
24 fall well within the authorized by the provisions of Section 27-642, as the foregoing
25 amendments: (1) advance the goals of an approved development district plan; (2) involve no
26 more than 50% of the underlying plan area, but are not limited to a single property or property
27 owner; and (3) do not constitute amendments which would require major transportation analysis
28 and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities
29 analysis.

30 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
31 County, Maryland, sitting as the District Council for that part of the Maryland-Washington

1 Regional District in Prince George’s County, Maryland, that, in accordance with Sections 27-
 2 548.26 and 27-642 of the Zoning Ordinance, the Planning Board is hereby directed to initiate
 3 minor amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*,
 4 as follows:

5 **MINOR AMENDMENT NUMBER ONE:**

6 Amend the development district standards and sector plan text by deleting bullet “a”
 7 within Exemption 8 on page 129, as follows:

8 “[a. Until a detailed site plan is submitted, all buildings, structures, and uses, which were
 9 lawful or could be certified as a legal nonconforming use (on the date of the plan's approval), are
 10 exempt from the (development district/transit district) standards and from detailed site plan
 11 review and are not nonconforming.]”

12 **MINOR AMENDMENT NUMBER TWO:**

13 Amend General Provision 2, pages 170 and 173–74, to read as follows:

14 “Except as provided for under Free-Standing and Monumental Signs, [A] all new signs
 15 shall be attached to the façade. ...”

16 **MINOR AMENDMENT NUMBER THREE:**

17 Amend bullets 3 through 5 on pages 173–74 of the SMA within the section entitled,
 18 “Free-Standing and Monumental Signs” to read as follows:

19 “3. Free-standing and monumental signs shall not exceed [six] seventy-five feet in height,
 20 and the maximum area of any single free-standing or monumental sign shall not exceed [50] two
 21 hundred square feet. Free-standing and monumental signs shall be constructed of durable, high-
 22 quality materials such as, but not limited to, decorative masonry, wrought iron, or weatherized
 23 decorative metals. All free-standing or monumental signs exceeding twenty feet in height shall
 24 be located within three hundred (300) feet of the dedicated right-of-way for the Capital Beltway
 25 (I-95/I-495) or Central Avenue (MD 214).

26 4. Smaller commercial and mixed-use developments containing a minimum of 15,000
 27 square feet but not exceeding 100,000 square feet shall be permitted a maximum of one ground-
 28 mounted monumental sign not exceeding [four] twenty feet in height or a maximum area of [24]
 29 200 square feet.
 30

1 5. Smaller residential developments containing a minimum of 30 dwelling units but not
2 exceeding 200 dwelling units shall be permitted a maximum of one ground-mounted
3 monumental sign not exceeding [four] eight feet in height or a maximum area of [24] 75 square
4 feet.”

5 BE IT FURTHER RESOLVED that a joint public hearing on the three proposed minor
6 amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*
7 proposed herein be held by the County Council of Prince George’s County, Maryland, sitting as
8 the District Council, and the Prince George’s County Planning Board of the Maryland-National
9 Capital Park and Planning Commission on Tuesday, February 16, 2016.

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

Adopted this 12th day of January , 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