

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2015 Legislative Session

Resolution No. CR-79-2015
Proposed by Council Member Davis
Introduced by Council Members Davis and Franklin
Co-Sponsors _____
Date of Introduction November 17, 2015

RESOLUTION

1 A RESOLUTION concerning

2 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 and
4 Sectional Map Amendment.

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

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

11 WHEREAS, as stated within Section 27-548.19 of the Zoning Ordinance, the purpose of
12 the D-D-O Zone is to ensure that the development of land in the Gateway Arts development
13 district meets the goals established for the district in the Gateway Arts Sector Plan and takes
14 advantage of unique opportunities presented by the district; and

15 WHEREAS, in accordance with Section 27-548.24 of the Zoning Ordinance, the District
16 Council's 2013 *Largo Town Center Sector Plan and Sectional Map Amendment* approved five
17 (5) sector plan subareas, including a Transit-Oriented Development Core within the Southwest
18 Quadrant, as well as four (4) surrounding quadrants to guide development within the Largo
19 Town Center Development District area; and

1 WHEREAS, within each quadrant, there are certain development standards which replace
2 or modify the development regulations applicable to the underlying zoning classifications
3 therein; and

4 WHEREAS, the Largo Town Center District Development District standards set forth
5 Urban Design Criteria prescribing certain minimum building height requirements for the
6 approval of development proposals within the Transit-Oriented Development Core, the
7 Southeast, Northeast, and Northwest Quadrants, and the East Area of the development district;
8 and

9 WHEREAS, in addition to the text of the Urban Design Criteria set forth with within the
10 text of the Largo Town Center Development District Standards within Chapter 8 of the Sectional
11 Map Amendment, the District Council also approved a Building Heights Plan Diagram,
12 incorporated within the Development District Standards of the Largo Town Center Development
13 District as Map 31 on page 142 of the Sectional Map Amendment for the Largo Town Center
14 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 the District Council's adoption of CR-
17 137-2013 and CR-138-2013 on November 12, 2013, a potential discrepancy was discovered
18 between the specificity of minimum building heights within the quadrants of the Development
19 District, including the TOD Core; and

20 WHEREAS, in furtherance of realizing the Largo Town Center Development District
21 vision, the District Council finds that there is a need to initiate a minor amendment to the 2013
22 Largo Town Center Development District in order to ensure that the specific minimum building
23 heights prescribed within the Building Heights Plan Diagram in Map 31 on page 142 are
24 reflected in the plan text and Development District standards within Chapter 8 at page 141 of the
25 Largo Town Center Development District on page 141; and

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

29 WHEREAS, it is the finding of the District Council that the proposed minor
30 amendments are authorized by the provisions of Section 27-642, as the foregoing amendments:
31 (1) advance the goals of an approved development district plan; (2) involve no more than 50% of

1 the underlying plan area, but are not limited to a single property or property owner; and (3) do
 2 not constitute amendment which would require major transportation analysis and/or modeling,
 3 revised water and sewer classifications, or any Adequate Public Facilities analysis.

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

10 **MINOR AMENDMENT NUMBER ONE:**

11 Amend the development district standards and sector plan text to clarify that the minimum
 12 building height standards recited within the Urban Design Criteria for the TOD Core shall be a
 13 minimum of six (6) stories, and that the plan text addressing the Southeast, Northeast, and
 14 Northwest Quadrants reflect the minimum building height requirements set forth in the Building
 15 Heights Plan Diagram in Map 31, "Building Heights," on page 142 of the Largo Town Center
 16 Development District, attached hereto and incorporated as "Attachment A"; to incorporate a new
 17 Building Heights diagram as Map 31.1 within the 2013 *Largo Town Center Sector Plan and*
 18 *Sectional Map Amendment* for the five subareas of the development district with street grid, that
 19 is color-coded in order to clarify the specific minimum building height requirements, by parcel,
 20 as it pertains to the 2013 *Largo Town Center Sector Plan and Sectional Map Amendment*
 21 approved the District Council via adoption of CR-137-2015 and CR-138-2015 on November 12,
 22 2013; and that the Planning Department staff of the Maryland-National Capital Park and
 23 Planning Commission correct any and all other potential inconsistencies in the plan text in order
 24 to reflect the minimum height requirements within Map 31.

25 BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the Zoning Ordinance,
 26 a joint public hearing on the above-captioned Minor Amendment to the 2013 *Largo Town Center*
 27 *Sector Plan and Sectional Map Amendment* be held by the County Council of Prince George's
 28 County, Maryland, sitting as the District Council, and the Prince George's County Planning
 29 Board of the Maryland-National Capital Park and Planning Commission on Tuesday, February
 30 16, 2016.

1 BE IT FURTHER RESOLVED that, pursuant to Section 27-642 of the Zoning Ordinance,
2 a joint public hearing of the District Council and the Prince George’s County Planning Board of
3 the Maryland-National Capital Park and Planning Commission will be held on the foregoing
4 proposed amendments to the 2013 *Largo Town Center Sector Plan and Sectional Map*
5 *Amendment* on Tuesday, February 16, 2016.

6 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
7 Resolution to the Prince George’s County Planning Board of the Maryland-National Capital Park
8 and Planning Commission in furtherance of compliance with the procedures of Sections
9 27-548.26 and 27-642 of the Zoning Ordinance.

10 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its
11 adoption.

Adopted this 17th day of November, 2015.

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: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council