

**Minor Amendments
to the *2013 Largo
Town Center Approved
Sector Plan and
Sectional Map
Amendment***

Joint Public Hearing
February 16, 2016

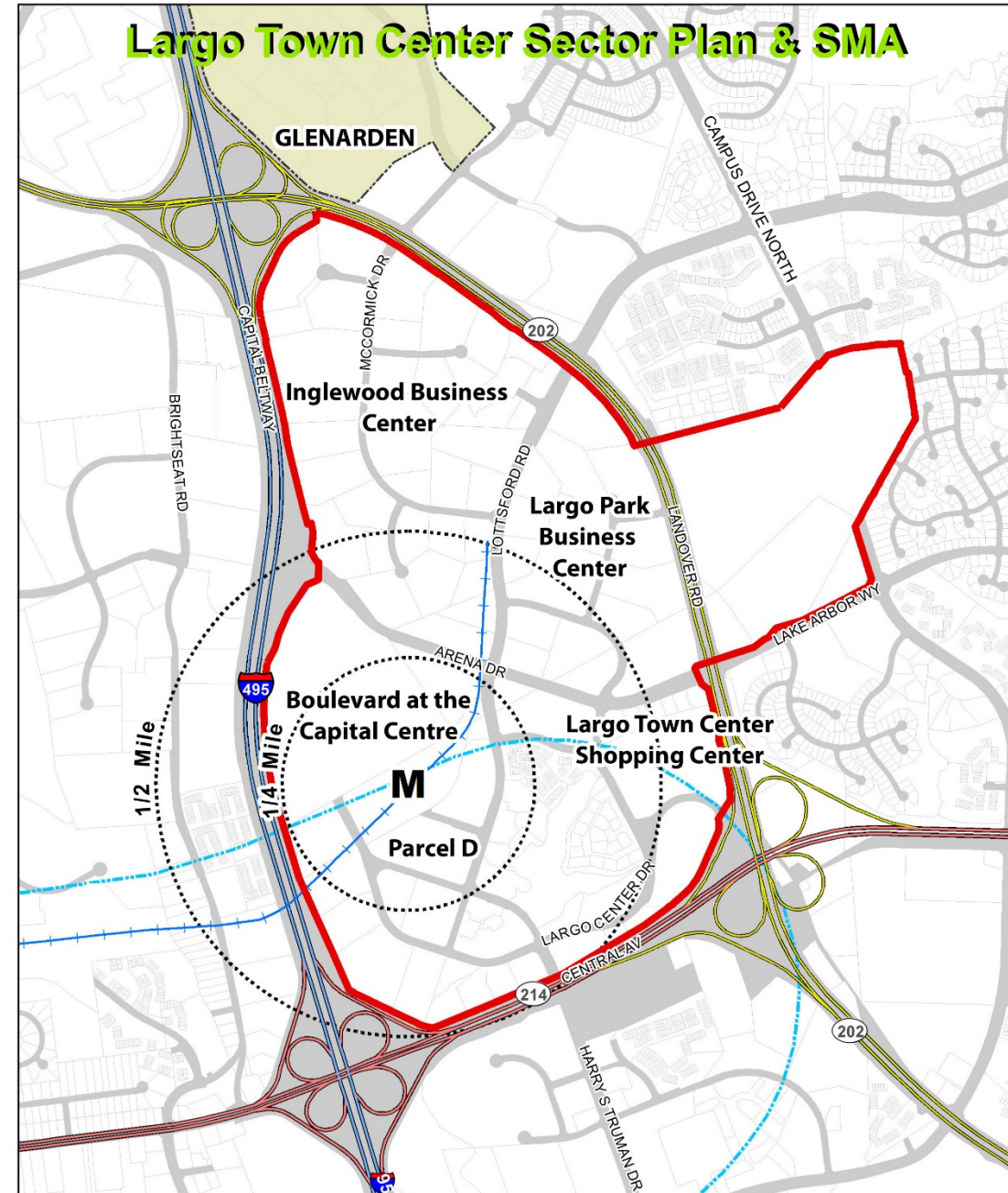


Largo Town Center Plan and SMA Vision

- The 2013 *Largo Town Center Approved Sector Plan and Sectional Map Amendment* seeks to promote transit-oriented development (TOD) at the Largo Town Center Blue Line Metro Station.
- The sector plan envisions a new walkable, mixed-use Downtown and 24-hour activity center anchored by the planned Regional Medical Center.
- The District Council created the Largo Town Center DDOZ, which contains specific use restrictions and development regulations that modify the underlying zone classifications of properties within the plan area.

Location

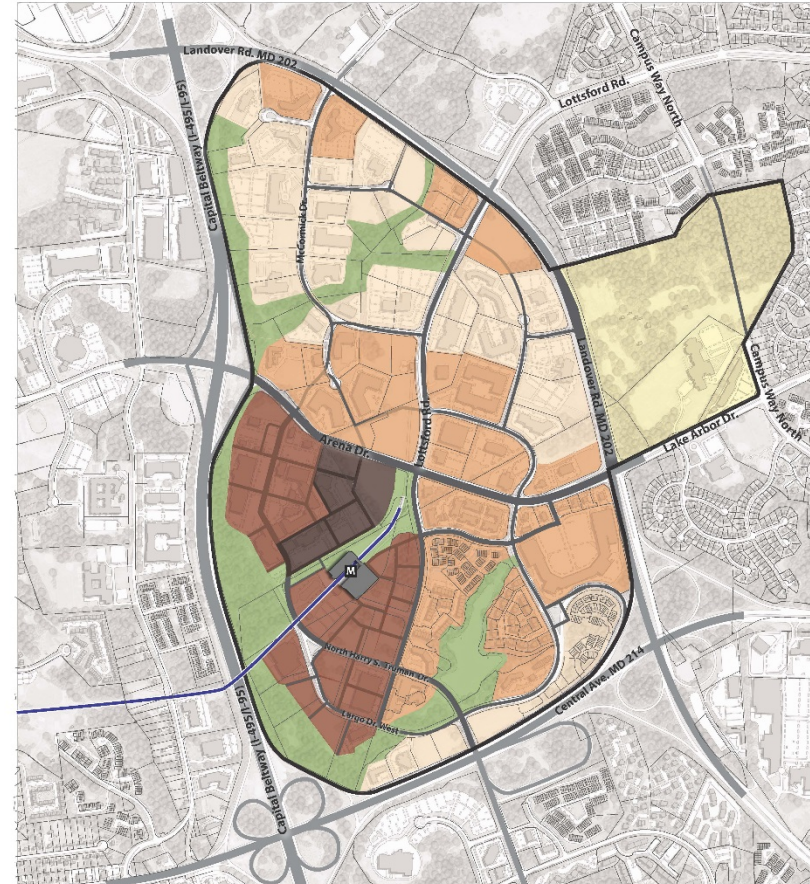
- Generally bounded by the Capital Beltway (I-95), Landover Road (MD 202), and Central Avenue (MD 214)
- The Largo Town Center Metro Station Area is located within Council District 06, Planning Area 73, and comprises the Regional Transit District identified by the 2014 *Plan Prince George's 2035 Approved General Plan*.



Proposed Minor Amendments to the Largo Town Center DDOZ Standards for Building Heights (CR-79-2015):

Amendment 1:

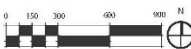
- Amend the text for building heights in the TOD Core to clarify that heights can range from 5 to 14 stories on the Regional Medical Center site and 6 to 10 stories elsewhere in the TOD Core (which includes all properties south of Arena Drive and west of Lottsford Road).



Legend

- Blue Line Metro Station
- Plan Area Boundary
- Existing & Proposed St

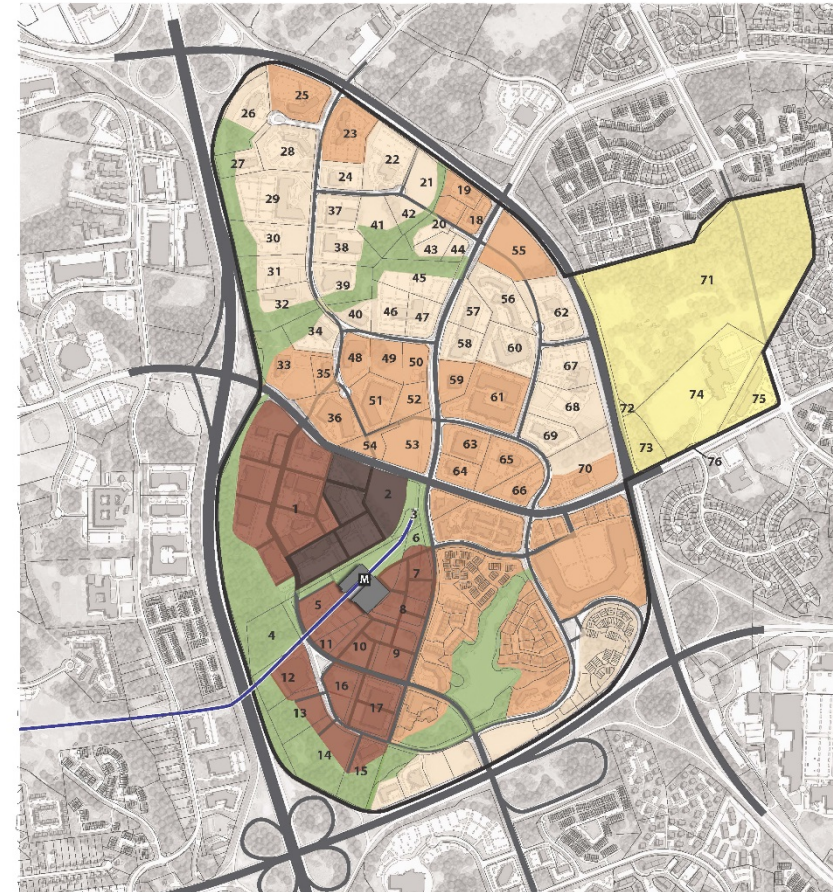
- 5-14 Floors
- 6-10 Floors
- 5-8 Floors
- 4-6 Floors
- 2-3 Floors
- 0 Floors



Proposed Minor Amendments to the Largo Town Center DDOZ Standards for Building Heights (CR-79-2015):

Amendment 1 (Cont'd.):

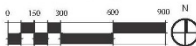
- Add new Map 31.1 that shows building heights within the DDOZ by parcel.
- Add new parcel tables (Tables 15 to 19) to provide detailed guidance for building heights; renumber following tables.



Legend

- Blue Line Metro Station
- Plan Area Boundary
- Existing & Proposed St

- 5-14 Floors
- 6-10 Floors
- 5-8 Floors
- 4-6 Floors
- 2-3 Floors
- 0 Floors



January 8, 2016

Table 15: Permitted Building Heights by Parcel (TOD Core)

	Tax Account	Land Area (Acres)	Zoning	Height Recommendation	Property Address					
					Number	Street Name	Street Type	Street Direction	City	Zip Code
1	3438892	69.02	MXT	6-10 Stories 5-14 Stories	801	CAPITAL CENTRE	BLVD	<Null>	UPPER MARLBORO	20774
2	1415298	8.49	MXT	6-10 Stories 5-14 Stories	9401	ARENA	DR	<Null>	UPPER MARLBORO	20774
3	3817525	1.31	MXT	0	0	ARENA	DR	<Null>	UPPER MARLBORO	20774
4	1475250	6.865	MUI	0	0	HARRY S TRUMAN	DR	<Null>	UPPER MARLBORO	20774
5	1562867	16.28	MXT	6-10 Stories	0	HARRY S TRUMAN	DR	<Null>	UPPER MARLBORO	20774
6	3581329	0.85	MXT	0	8900	LOTTSFORD	RD	<Null>	UPPER MARLBORO	20774
7	5570101	4.73	MXT	6-10 Stories	0	LOTTSFORD	RD	<Null>	SPRINGDALE	20774
8	5570098	3.29	MXT	6-10 Stories	0	LOTTSFORD	RD	<Null>	SPRINGDALE	20774
9	5570065	4.78	MXT	6-10 Stories	9400	GRAND	BLVD	<Null>	UPPER MARLBORO	20774
10	5570076	5.1	MXT	6-10 Stories	0	BELLE CHASSE	BLVD	<Null>	UPPER MARLBORO	20774
11	5570087	1.82	MXT	6-10 Stories	0	GRAND	BLVD	<Null>	SPRINGDALE	20774
12	1475292	6.999	MUI	6-10 Stories	9301	LARGO	DR	W	UPPER MARLBORO	20774
13	1475268	5.693	MUI	6-10 Stories	9307	LARGO	DR	W	UPPER MARLBORO	20774
14	1438597	10.416	MUI	6-10 Stories	9311	LARGO	DR	W	UPPER MARLBORO	20774
15	1475300	6.27	MUI	6-10 Stories	9315	LARGO	DR	W	UPPER MARLBORO	20774
16	3106234	3.66	MUI	6-10 Stories	9300	LARGO	DR	W	UPPER MARLBORO	20774
17	3106226	6.98	MUI	6-10 Stories	8800	LOTTSFORD	RD	<Null>	UPPER MARLBORO	20774

Proposed Minor Amendments to the Largo Town Center DDOZ Standards for Building Heights (CR-4-2016):

Amendment 2: Eliminate ambiguity regarding the exemption of nonconforming uses by deleting bullet **a** under Exemption 8 which reads, “[a. Until a detailed site plan is submitted, all buildings, structures, and uses, which were lawful or could be certified as a legal nonconforming use (on the date of the plan's approval), are exempt from the (development district/transit district) standards and from detailed site plan review and are not nonconforming.]”

Proposed Minor Amendments to the Largo Town Center DDOZ Standards for Building Heights (CR-4-2016):

Amendment 3: Allow free-standing and monumental signs at appropriate locations within the DDOZ.

Amendment 4: Clarify the development district standards for free-standing and monumental signs to reflect industry standards. Key changes include:

- Increased maximum size for these signs to 75 feet high and 200 square feet in area.
- Restriction of all free-standing and monumental signs taller than 20 feet to locations within 300 feet of the Capital Beltway (I-95/495) or Central Avenue (MD 214) right-of-way.

Minor Amendment Schedule

MILESTONE	PROPOSED SCHEDULE
Joint Public Hearing	February 16, 2016
Close of Record	March 2, 2016
Planning Board Recommendation/ Transmittal to District Council	March 17, 2016
District Council Approval	Within 90 days or June 13, 2016