

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

Resolution No. CR-137-2013
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 Sector Plan

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 Sector Plan, thereby
6 defining long-range land use and development policies for the Largo Town Center area,
7 generally comprised of the properties bounded by the Capital Beltway (I-95/I-495) to the west,
8 Landover Road (MD 202) and the southwest boundary of the Woodview Village subdivision to
9 the north, Campus Way North, Lake Arbor Way, and Landover Road (MD 202) to the east, and
10 Central Avenue (MD 214) to the south.

11 WHEREAS, upon approval by the District Council, this Sector Plan will amend portions of
12 the 1990 *Largo-Lottsford Approved Master Plan Amendment and Sectional Map Amendment*, the
13 2002 *Prince George's County Approved General Plan*, the 2004 *Approved Sector Plan and*
14 *Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas*, and
15 the 2009 *Approved Countywide Master Plan of Transportation*; and

16 WHEREAS, on May 1, 2012, the District Council adopted CR-25-2012, thereby initiating
17 an amendment to 1990 *Largo-Lottsford Approved Master Plan Amendment and Sectional Map*
18 *Amendment*, the 2002 *Prince George's County Approved General Plan*, the 2004 *Approved*
19 *Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center*
20 *Metro Areas*, and the 2009 *Approved Countywide Master Plan of Transportation*; and
21

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

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

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

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

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

20 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive
21 and the District Council reviewed the public facilities element of the preliminary sector plan and
22 proposed sectional map amendment in order to identify inconsistencies between the proposed
23 public facilities recommended within the preliminary plan and proposed sectional map
24 amendment and existing County or State public facilities; and

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

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

1 WHEREAS, on October 10, 2013, the Planning Board adopted Resolution PGCPB No. 13-
2 96 and, pursuant to Section 27-645(c), transmitted the Adopted Largo Town Center Sector Plan
3 and Endorsed Sectional Map Amendment to the District Council on October 11, 2013; and

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

8 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
9 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
10 Regional District in Prince George's County, that the Largo Town Center Sector Plan, as adopted
11 on October 10, 2013, by PGCPB No. 13-96, be and the same is hereby approved with the
12 following revisions:

13 **REVISION ONE:**

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

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

18 **REVISION TWO:**

19 Revise the second paragraph of the "Permitted and Prohibited Uses" section on page 115
20 of **Chapter 8: Largo Town Center Development District Standards** to reflect revisions to
21 Section 27-548.25 the Zoning Ordinance as follows: "Uses that are permitted in the underlying
22 zones are permitted within the Largo Town Center DDOZ. A use that would normally require a
23 special exception in the underlying zone is permitted if it is not included in the list of uses
24 prohibited within the DDOZ (see below) , and only if the Development District Standards so
25 provide within a table of uses. Such designated uses shall instead be subject to site plan review
26 by the Planning Board. The Planning Board shall find in its approval of the site plan for such use
27 that it complies with all applicable development district standards; meets the general special
28 exception standards in Section 27-317(a)(1), (4), (5), and (6); and conforms to the
29 recommendations in the sector plan."

30 **REVISION THREE:**

31 Add the following language under the "Plan Purpose" section of **Chapter 1:**

Introduction as follows:

“The purpose of this plan is to ensure the creation of an urban, walkable, transit-oriented community at the Largo Town Center Metro Station.”

“The County further supports incentives for mixed income housing in appropriate locations within the sector plan area, provided that the development is six (6) stories or more in height and exceed all other minimum design standards required by the plan.”

REVISION FOUR:

Revise the third from last sentence of the final paragraph within the “**variety of neighborhoods with a range of housing** types” bullet on page 18 as follows: “As the market shifts, rental units [can be converted] should be incentivized for conversion to condominiums with tenants having the right of first refusal.”

REVISION FIVE:

Reinstate the first sentence of Paragraph 3 under the “**Street Network**” section on page 64 of **Chapter 4: Recommendations** of the Preliminary Sector Plan as follows:

“As development continues outside of the TOD core, an effort should be made to connect other streets as well such as extending Mercantile Lane east of Lottsford Road through the Inglewood Restaurant Park and to the west, arriving at the UMUC Academic Center at Largo on McCormick Drive.

REVISION SIX:

Add the following language on page 124 under the “**TOD Core**” subsection of the “**Urban 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 SEVEN:

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 EIGHT:

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 NINE:

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 TEN:

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 shall not exceed ten percent (10%) of the total number of units proposed for the entire project and said workforce units must be disbursed throughout the project and be externally indistinguishable from the market rate units within the project. For purposes of this section, ‘workforce housing’ means residential dwelling units set aside for sale or rent to households earning an annual total income not exceeding 80% – 120% of the median annual household income for the Washington Statistical Metropolitan Area. Multifamily development within the**

1 TOD core should be designed to create a diverse residential community with a variety of unit
 2 types at different price points.”

3 **REVISION ELEVEN:**

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

13 **REVISION TWELVE:**

14 Revise the second sentence of the “**Development District Standards**” paragraph on page
 15 116 as follows: “All new development in Largo Town Center shall comply with these standards
 16 unless amended [by future SMAs] pursuant to the provisions of the Zoning Ordinance.”

17 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
 18 textual and graphical revisions to the sector plan to correct identified errors, reflect updated
 19 information and revisions, and otherwise incorporate the changes reflected in this Resolution.
 20

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 or their application to other zones, persons, or
 6 circumstances. It is hereby declared to the legislative intent that this Resolution would have been
 7 adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause,
 8 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