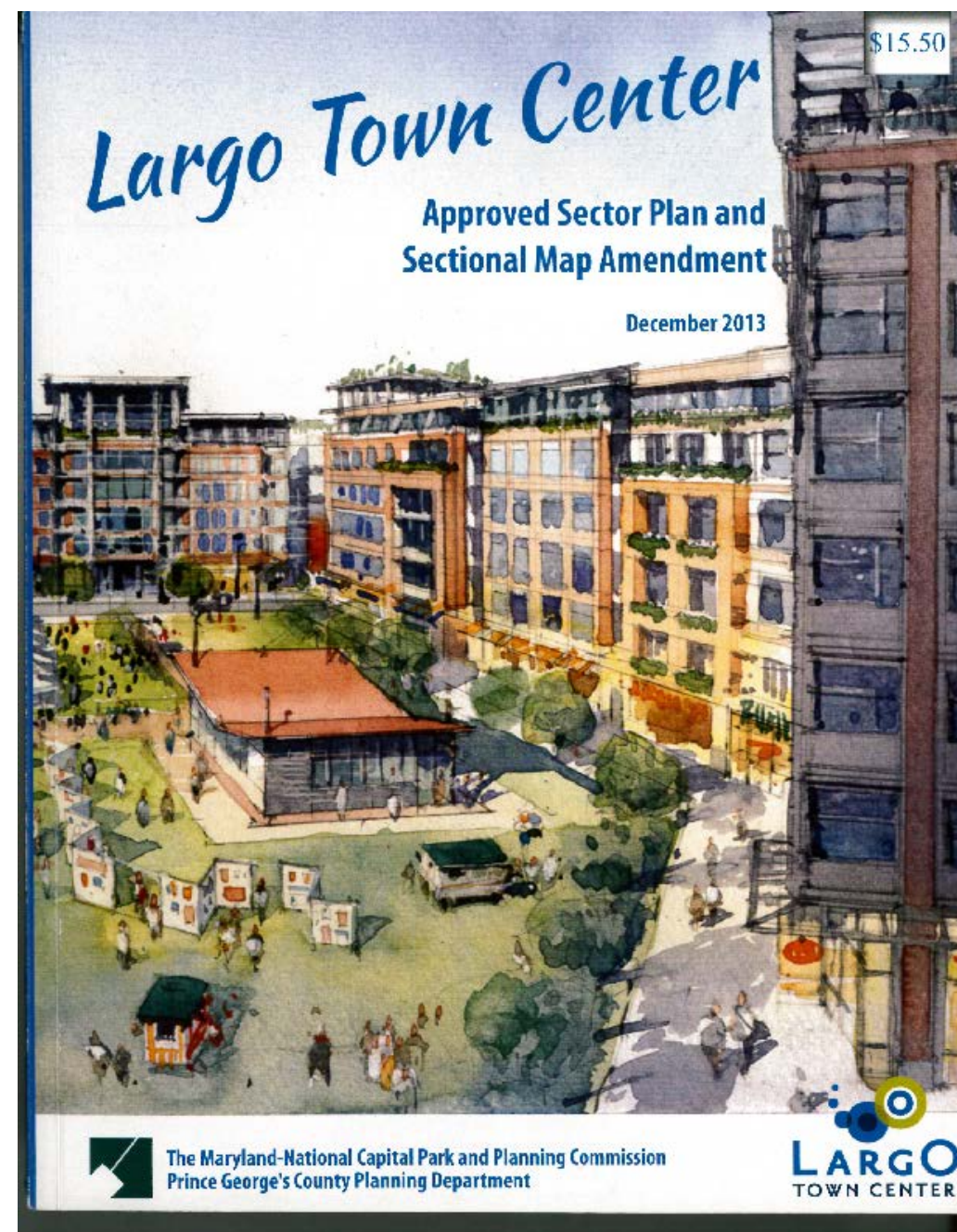


Minor Amendment

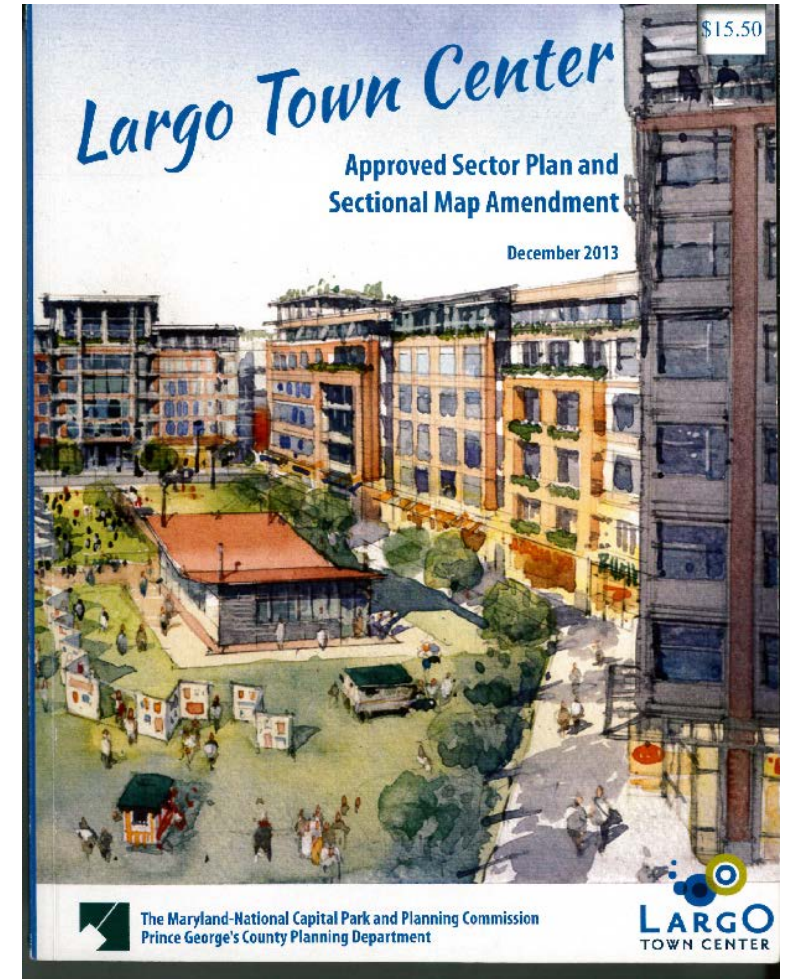
2013 Largo Town Center Approved Sector Plan and Sectional Map, Amendment

**Joint Public Hearing
February 7, 2017**



Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

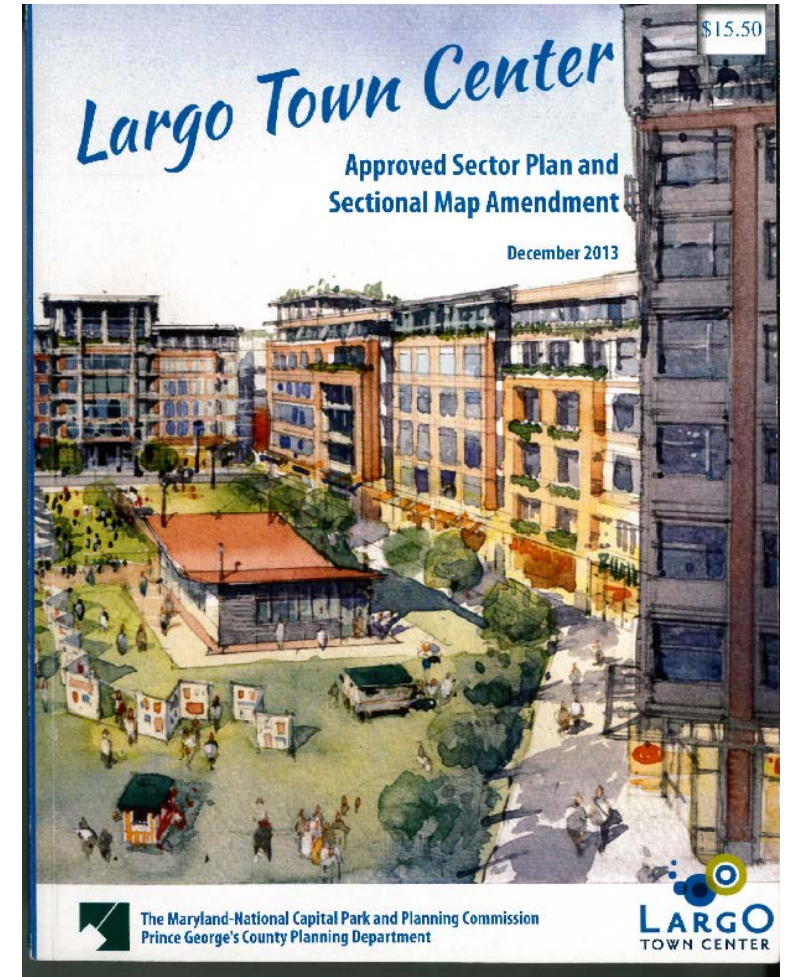
- ❑ Approved in December 2013
- ❑ Sets the vision for transit-oriented development (TOD)
- ❑ Envisions area as Prince George's County's premiere mixed-use "downtown"
- ❑ Anchored by a major institutional use – A Regional Medical Center
- ❑ Encourages environmentally sensitive and security conscious design practices
- ❑ Applies Development District Overlay Zone (DDOZ) that sets development standards



Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

Prior Minor Amendments:

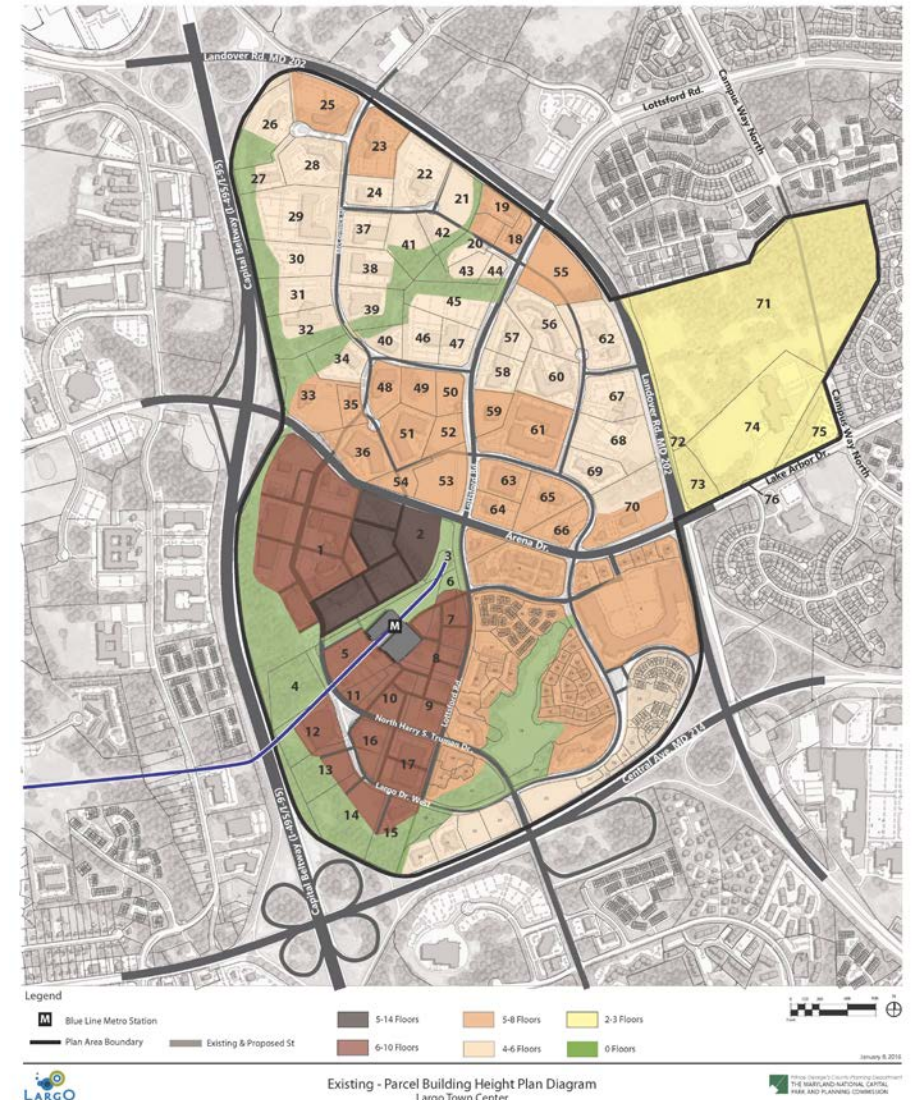
- ❑ CR-046-2016 approved amendments to the Largo Town Center Sector Plan and SMA to:
 - Clarify discrepancy between the plan text and a map containing minimum building height standards
 - Delete inconsistent nonconforming use provision
 - Clarify and refine standards for free-standing and monumental signs



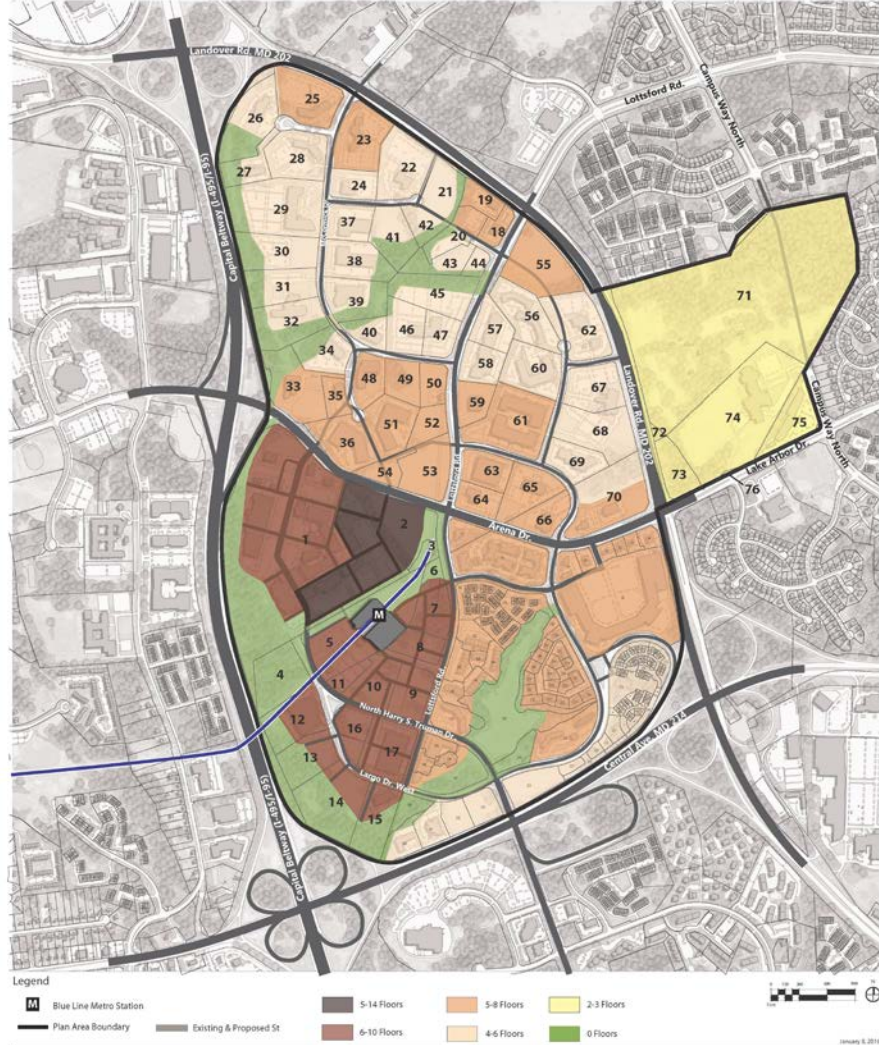
Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

Proposed Amendment:

- ❑ Satisfies all the requirements for minor amendment per Section 27-242 of the Zoning Ordinance
- ❑ CR-094-2016 approves the initiation of a minor amendment to the development district standards regulating building height
- ❑ Replace 0-Floors building height restriction with the height provision of abutting properties
 - Update maps and modify tables as appropriate to reflect changes if approved
- ❑ The 0-Floors (a non build) standard applied to properties containing important environmental features, but portions included developable land



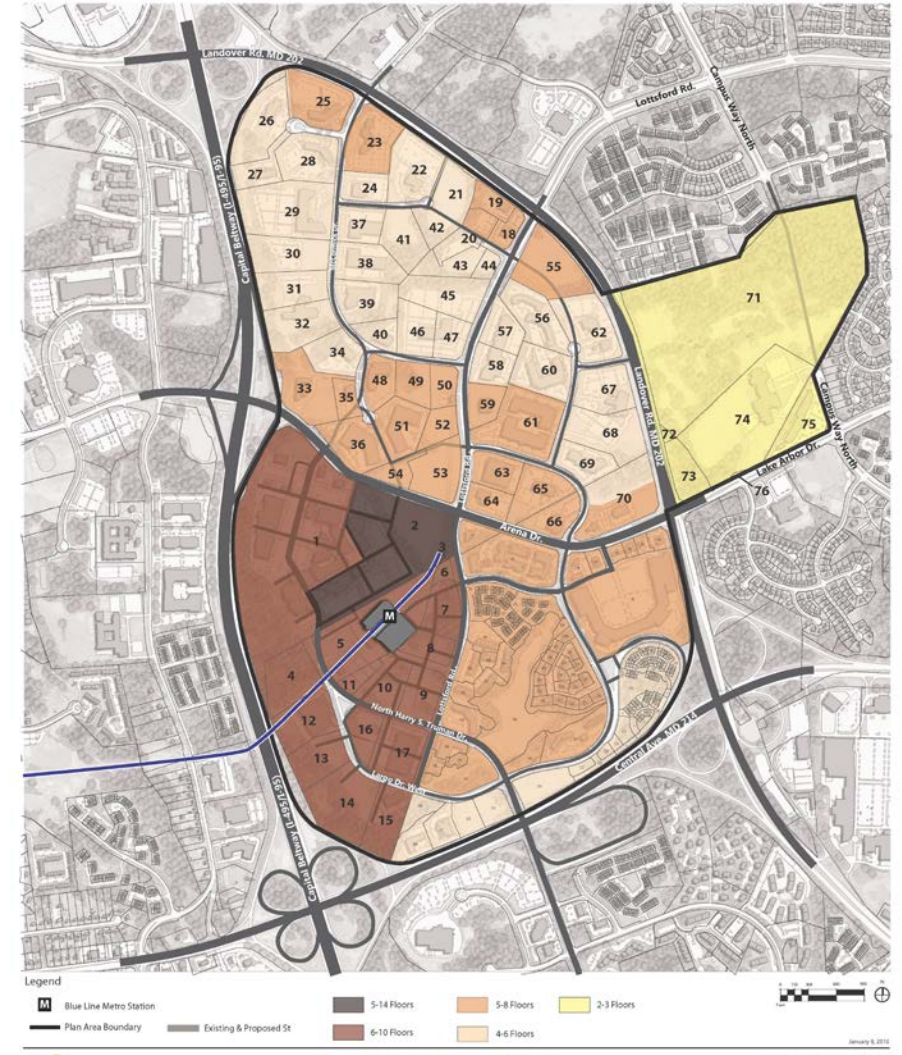
Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA



Current Building Height Map

Implications:

- Removes vagueness and ambiguity of the area of developable land affected
- No impact on environmental preservation
- Allows development process to identify and establish the required environmental envelope through the Natural Resources Inventory (NRI) and other appropriate processes



Proposed Building Height Map

Schedule for Minor Amendment to the 2013 Largo Town Center Approved Sector Plan and SMA

Joint Public Hearing
February 07, 2017

**Planning Board Action
and Transmittal to the
District Council**
March 02, 2017

Close of record
February 10, 2017

District Council Action
Within 90 days of receipt
of Planning Board action

