Appendix C: Procedural Flow Chart

PROCEDURAL SEQUENCE CHART
For the Concurrent Preparation of Comprehensive Master Plans, Sector Plans and Sectional Map Amendments*

1. Existing Situation, Proposed Issues, Public Participation Program
   - PUBLISH INFORMATIONAL BROCHURE
     - Planning Board
     - Notification to property owners 30 days prior to Public Forum

2. Goals, Concepts, Guidelines and Public Participation Program approved by the District Council with direction to prepare a plan
   - PUBLIC FORUM
     - Planning Board
     - Notification to property owners 30 days prior to hearing
     - Distribution of Preliminary Plan/SMA to the County Executive, affected municipalities, and public for comments

3. 60 day referral to the District Council/County Executive for identification of any public facility inconsistencies
   - PREPARATION OF PRELIMINARY PLAN AND SMA
     - Planning Staff with Public Participation
     - Planning Board permission to print

4. Planning Board
   - PUBLISH PRELIMINARY PLAN/SMA
     - Planning Board
     - Notification to property owners 30 days prior to hearing

5. Joint Public Hearing
   - Digest of Testimony to the Planning Board within 90 working days
   - Planning Board/District Council

6. Review and Modification of Preliminary Plan/SMA
   - Planning Board (Worksession)

7. Plan Adoption SMA Endorsement
   - Planning Board
   - District Council
   - Transmittal and Distribution of Adopted Plan and Endorsed SMA

8. Postponement of Zoning Applications
   - Planning Board
   - District Council
   - Postponement of certain Building Permits

9. Postponement of certain Zoning Applications
   - District Council
   - All amendments must be referred to the Planning Board

10. Public Input
    - Notifications
      - *(Optional Procedure - as per Sec 27-225.01.05)*

11. Plan & SMA Approved
    - Planning Board/District Council
    - District Council

*Maximum Times:
- 8 months
- 4 months
- 18 months
- 6 months
- 6 months
- 6 months
- 2 months
- 3 months
- 6 months

Appendix C: Procedural Flow Chart
Abstract

Title: Approved Largo Town Center Sector Plan and Sectional Map Amendment

Author: The Maryland-National Capital Park and Planning Commission

Subject: Preliminary Largo Town Center Sector Plan and Proposed Sectional Map Amendment for a portion of Planning Area 73 in Prince George’s County

Date: December 2013

Source of Copies: The Maryland-National Capital Park and Planning Commission

14741 Governor Oden Bowie Drive

Upper Marlboro, Maryland 20772

Series Number: 321132306

Number of Pages: 284

Abstract:

This sector plan amends portions of the 2004 Approved Sector Plan and Sectional Map Amendment for the Morgan Boulevard and Largo Town Center Metro Areas and the 1990 Largo-Lottsford Approved Master Plan and Sectional Map Amendment for Planning Areas 73. Developed with the active participation of the community, property owners, developers, residents, and elected officials, this document recommends goals, policies, strategies, and actions designed to implement transit-oriented development (TOD) at the Largo Town Center Metro Station. The plan recommends placing the Largo Town Center sector plan area in the Developed Tier to incentivize TOD at the Metro station. The plan also builds upon the recommendations of the 2002 Prince George’s County Approved General Plan for the centers and corridors in the Developed Tier, addresses sustainable development tied to existing and proposed mass transit options, and incorporates recommendations from functional area master plans such as the 2005 Approved Countywide Green Infrastructure Plan and the 2009 Approved Countywide Master Plan of Transportation. The sectional map amendment proposes zoning changes to implement the land use recommendations of the sector plan.

Acknowledgments

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We also acknowledge the citizens, property owners, community associations, business owners, and elected officials of the Largo community, without whom this plan would not be possible.

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