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

2016 Legislative Session

Resolution No. CR-46-2016

Proposed by Council Member Davis

Introduced by Council Member Davis

Co-Sponsors

Date of Introduction June 7, 2016

RESOLUTION

A RESOLUTION concerning

The 2013 Largo Town Center Sector Plan and Sectional Map Amendment

For the purpose of approving, in accordance with the provisions of the Zoning Ordinance of Prince George’s County, Maryland, certain minor amendments to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment Development District Standards.

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

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

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

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

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

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

WHEREAS, in addition to the text of the Urban Design Criteria set forth within the
text of the Largo Town Center Development District Standards within Chapter 8 of the Sectional
Map Amendment, the District Council also approved a Building Heights Plan Diagram,
incorporated within the Development District Standards of the Largo Town Center Development
District as Map 31 on page 142 of the Sectional Map Amendment for the Largo Town Center
Development District; and

WHEREAS, the District Council finds that, after the approval of the 2013 Largo Town
Center Sector Plan and Sectional Map Amendment via the District Council’s adoption of CR-
137-2013 and CR-138-2013 on November 12, 2013, a potential discrepancy was discovered
between the specificity of minimum building heights within the quadrants of the Development
District, including the TOD Core; and

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

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

WHEREAS, it is the finding of the District Council that the proposed minor
amendments are authorized by the provisions of Section 27-642, as the foregoing amendments:
(1) advance the goals of an approved development district plan; (2) involve no more than 50% of
the underlying plan area, but are not limited to a single property or property owner; and (3) do
not constitute amendment which would require major transportation analysis and/or modeling, revised water and sewer classifications, or any Adequate Public Facilities analysis; and

WHEREAS, in furtherance of realizing the County’s vision for the Largo Town Center Development District, and pursuant to the provisions of Sections 27-548.26 and 27-642 of the Zoning Ordinance, the District Council adopted CR-79-2015 on November 17, 2015, and CR-4-2016 on January 12, 2016, respectively, to initiate a minor amendment process in accordance with the Zoning Ordinance for preparation of certain minor amendments to the Largo Town Center Sectional Map Amendment, as follows: (1) to clarify the minimum building height regulations within the Urban Design Criteria in the development district standards and Map 31 on page 142 of the Sectional Map Amendment; (2) to clarify certain Signage Design Criteria for freestanding and monumental signs set forth in the development district standards of the Sectional Map Amendment; and (3) to refine the district standards for free-standing and monument signs for consistency with certain industry standards; and

WHEREAS, in accordance with the prescriptions of law, the District Council and the Prince George’s County Planning Board conducted a duly advertised joint public hearing on February 16, 2016, in order to receive public comment into a record of joint public hearing testimony concerning the proposed minor amendments; and

WHEREAS, after the close of the public hearing record, staff prepared a summary of the hearing testimony in the record for the February 16, 2016, for use by the Planning Board in the preparation and transmittal of its recommendation on the minor amendment to the District Council in March, 2016; and

WHEREAS, on May 31, 2016, the District Council conducted a public work session to examine the record of joint public hearing testimony and recommendations of Planning Board regarding the proposed minor amendments to the 2013 Largo Town Center Development District standards; and

WHEREAS, after a presentation by staff as to the record of public hearing testimony, as well as questions and discussion by members, the Council voted favorably to direct staff to prepare a resolution of approval as to the proposed minor amendments, and reflecting the Council Committee of the Whole direction in its favorable report as to the proposed minor amendments on May 31, 2016.
NOW, THEREFORE, BE IT RESOLVED by the 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, that, in accordance with Sections 27-548.26 and 27-642 of the Zoning Ordinance, the following Minor Amendments to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment be and are same is hereby approved:

MINOR AMENDMENT 1:
Amend the development district standards and sector plan text to clarify that the minimum building height standards recited within the Urban Design Criteria for the TOD Core shall be a minimum of six (6) stories, and that the plan text addressing the Southeast, Northeast, and Northwest Quadrants reflect the minimum building height requirements set forth in the Building Heights Plan Diagram in Map 31, “Building Heights,” on page 142 of the Largo Town Center Development District, to incorporate a new Building Heights diagram as Map 31.1 within the 2013 Largo Town Center Sector Plan and Sectional Map Amendment for the five subareas of the development district with street grid, that is color-coded in order to clarify the specific minimum building height requirements, by parcel, as it pertains to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment approved the District Council via adoption of CR-137-2013 and CR-138-2013 on November 12, 2013; and that the Planning Department staff of the Maryland-National Capital Park and Planning Commission correct any and all other potential inconsistencies in the plan text in order to reflect the minimum height requirements within Map 31, approved as reflected in Attachment A, attached hereto and incorporated as set forth fully within this Resolution.

MINOR AMENDMENT 2:
Amend the development district standards and sector plan text by deleting bullet “a” within Exemption 8 on page 129, as follows:
[a. Changes in ownership of a certified nonconforming use or a use that was lawful or could be certified as a legal nonconforming use on the date of the SMA approval shall be permitted subject to the provisions of Section 27-241.]
MINOR AMENDMENT 3:

Amend General Provision 2, pages 170 and 173–74, to read as follows:

“Except as provided for under Free-Standing and Monumental Signs, [A] all new signs shall be attached to the façade. …”

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission in accordance with procedural requirements of Sections 27-548.26 and 27-642 of the Zoning Ordinance.

Adopted this 7th day of June, 2016.

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: ____________________________
Derrick Leon Davis
Chairman

ATTEST:

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Redis C. Floyd
Clerk of the Council