RESOLUTION

A RESOLUTION concerning

The 2013 Largo Town Center Sector Plan and Sectional Map Amendment

For the purpose of approving a minor amendment to the 2013 Largo Town Center Sector Plan and Sectional Map Amendment.

WHEREAS, on November 12, 2013, the Prince George’s County Council, sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince George’s County (“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, being also Subtitle 27 of the Prince George’s County Code (“Zoning Ordinance”), the comprehensive zoning approval approved by the District Council also approved a D-D-O (Development District Overlay) Zone for the geographic area of Prince George’s 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 set forth in the Sector Plan and takes advantage of unique opportunities presented by the district; and

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

WHEREAS, the development standards approved for each quadrant of the development
district replace, or otherwise modify, the development regulations applicable to the underlying
zoning classifications in the Zoning Ordinance for the designated development district area; and

WHEREAS, the Largo Town Center development district standards also provide certain
Urban Design Criteria that impose certain minimum and maximum building height requirements
for development proposals within the TOD Core, the Southeast, Northeast, and Northwest
Quadrants, and the East Area of the development district; and

WHEREAS, in addition to the approved Urban Design Criteria regulations of the Largo
Town Center development district standards, and as set forth within Chapter 8 of the Largo
Town Center Sectional Map Amendment, the District Council also approved a Building Heights
Plan Diagram for the Largo Town Center development district, more specifically, Map 31 on
Page 142 of the Sectional Map Amendment for the Largo Town Center development district; and

WHEREAS, subsequent to its approval of the 2013 Largo Town Center Sector Plan and
Sectional Map Amendment via its adoption of CR-137-2013 and CR-138-2013, respectively, the
District Council found that the 0-Floors building height restriction imposed therein upon certain
properties, and portions of properties, may have erroneously included potentially developable
land, causing unintended consequences that frustrate the viability of future transit-oriented
development called for within the Largo Town Center development district; and

WHEREAS, at the request the Prince George’s County Planning Board of the Maryland-
National Capital Park and Planning Commission (“Planning Board”), the District Council
adopted Council Resolution CR-094-2016 on November 14, 2016, pursuant to Sections 27-
548.23 and 24-642 of the Zoning Ordinance, directing Planning Board therein to initiate a minor
amendment to the Largo Town Center development district to examine the 0-Floors building
height restriction applicable to affected properties, and to remove the 0-Floors building
restriction therein where appropriate, and replace that restriction with building height ranges
more compatible with surrounding properties, in furtherance of realizing the approved
development district vision; and

WHEREAS, as previously adopted by way of its findings set forth in CR-094-2016, it
remains the finding of the District Council that the proposed minor amendments to the Largo
Town Center development district are authorized by the provisions of Section 27-642 of the
Zoning Ordinance, because the subject proposed minor amendment: (1) advances the goal 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 an 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 approved vision for the Largo Town Center development district and, as authorized by Sections 27-548.26 and 27-642 of the Zoning Ordinance, the District Council, via its adoption of CR-094-2016 on November 14, 2016, directed the Planning Board to initiate a minor amendment to the Largo Town Center development district, as follows: (1) to amend the development district standards and corresponding text of the approved sector plan by removing the 0-Floors building height restriction from Maps 6, 31, 31.1, 31.2, 31.3, and 31.5 therein; (2) to revise the permitted building heights of all properties that are affected by the 0-Floors building height restriction to be consistent with the approved building height ranges for adjacent properties or portions of the affected properties not originally included within the 0-Floors building height restriction category, and modify Tables 15, 16, and 18, accordingly, to reflect said changes made to the maps described herein; and (3) to revise the title of Map 6 on Page 23 of the Largo Town Center Sector Plan to read, “[Recommended] Permitted Building Heights [Plan].”, as well as to revise the title of Map 31 to read, “Permitted Building Heights.”; and

WHEREAS, in accordance with the prescriptions of law, the District Council and Planning Board thereafter conducted a duly advertised joint public hearing on February 7, 2017, in order to receive public comment and other testimony into a record of joint public hearing testimony concerning the proposed minor amendment to the Largo Town Center development district; and

WHEREAS, after the close of the record of joint public hearing testimony on February 10, 2017, Planning Board’s technical staff prepared a summary of testimony submitted to the record for the February 7, 2017, public hearing on the proposed minor amendment for use by Planning Board for use in preparation of a recommendation as to the proposed amendments to the 2013 Largo Town Center development district standards, as required by law; and

WHEREAS, upon conducting a public work session on the proposed minor amendments on March 2, 2017, Planning Board voted to adopt Resolution No. PGCPB No. 17-29, including its recommendations for approval of the minor amendments proposed for the 2013 Largo Town
Center development district embodied therein, and transmitted same to the District Council on
March 2, 2017, respectively, in accordance with the applicable prescriptions of law; and

WHEREAS, on March 21, 2017, the District Council held a public work session, convened
by the Council Chairman as the Committee of the Whole in accordance with all applicable
administrative procedures and provisions of law, to examine the record of joint public hearing
testimony; the digest of said hearing testimony prepared by Planning Board technical staff; and
the recommendations adopted by Planning Board regarding the proposed minor amendments to
the 2013 Largo Town Center Sector Plan and Sectional Map Amendment; and

WHEREAS, after respective procedural and substantive presentations by legal counsel to
the Council and Planning Board staff, as well as questions and other discussion regarding the
record of hearing testimony for the proposed minor amendment by members of the District
Council, the Committee of the Whole voted favorably on March 21, 2017, to direct staff to
prepare a resolution of approval as to the proposed minor amendments to the 2013 Largo Town
Center Sector Plan and Sectional Map Amendment, in accordance with the recommendations
adopted by Planning Board within PGCPB No. 17-29.

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 for Prince George’s County, Maryland, being also
Subtitle 27 of the Prince George’s County Code, the proposed minor amendment to the 2013
Largo Town Center Sector Plan and Sectional Map Amendment, as set forth in the
recommendation of approval and embodied in a resolution adopted by Planning Board via
PGCPB No. 17-29, as set forth in Attachment A hereto and incorporated as if restated fully
herein, be and the same is hereby APPROVED.

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 the requirements of Sections 27-548.26 and 27-
642 of the County Zoning Ordinance.
BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 28th day of March, 2017.

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