

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2017 Legislative Session**

Resolution No. CR-18-2017  
Proposed by The Chairman (by request – Planning Board)  
Introduced by Council Members Davis, Toles, Lehman, Harrison, Franklin and Taveras  
Co-Sponsors \_\_\_\_\_  
Date of Introduction March 28, 2017

**RESOLUTION**

1 A RESOLUTION concerning  
2 The 2013 Largo Town Center Sector Plan and Sectional Map Amendment  
3 For the purpose of approving a minor amendment to the 2013 *Largo Town Center Sector Plan*  
4 *and Sectional Map Amendment*.

5 WHEREAS, on November 12, 2013, the Prince George’s County Council, sitting as the  
6 District Council for that portion of the Maryland-Washington Regional District in Prince  
7 George’s County (“District Council”) approved the 2013 *Largo Town Center Sector Plan and*  
8 *Sectional Map Amendment*, and

9 WHEREAS, in accordance with the provisions of the Zoning Ordinance of Prince George’s  
10 County, Maryland, being also Subtitle 27 of the Prince George’s County Code (“Zoning  
11 Ordinance”), the comprehensive zoning approval approved by the District Council also approved  
12 a D-D-O (Development District Overlay) Zone for the geographic area of Prince George’s  
13 County included within the plan boundaries of the Largo Town Center; and

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

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

1 of land within the Largo Town Center Development District area; and

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

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

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

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

20 WHEREAS, at the request the Prince George's County Planning Board of the Maryland-  
21 National Capital Park and Planning Commission ("Planning Board"), the District Council  
22 adopted Council Resolution CR-094-2016 on November 14, 2016, pursuant to Sections 27-  
23 548.23 and 24-642 of the Zoning Ordinance, directing Planning Board therein to initiate a minor  
24 amendment to the Largo Town Center development district to examine the 0-Floors building  
25 height restriction applicable to affected properties, and to remove the 0-Floors building  
26 restriction therein where appropriate, and replace that restriction with building height ranges  
27 more compatible with surrounding properties, in furtherance of realizing the approved  
28 development district vision; and

29 WHEREAS, as previously adopted by way of its findings set forth in CR-094-2016, it  
30 remains the finding of the District Council that the proposed minor amendments to the Largo  
31 Town Center development district are authorized by the provisions of Section 27-642 of the

1 Zoning Ordinance, because the subject proposed minor amendment: (1) advances the goal of an  
 2 approved development district plan; (2) involve no more than 50% of the underlying plan area,  
 3 but are not limited to a single property or property owner; and (3) do not constitute an  
 4 amendment which would require major transportation analysis and/or modeling, revised water  
 5 and sewer classifications, or any Adequate Public Facilities analysis; and

6 WHEREAS, in furtherance of realizing the County's approved vision for the Largo Town  
 7 Center development district and, as authorized by Sections 27-548.26 and 27-642 of the Zoning  
 8 Ordinance, the District Council, via its adoption of CR-094-2016 on November 14, 2016,  
 9 directed the Planning Board to initiate a minor amendment to the Largo Town Center  
 10 development district, as follows: (1) to amend the development district standards and  
 11 corresponding text of the approved sector plan by removing the 0-Floors building height  
 12 restriction from Maps 6, 31, 31.1, 31.2, 31.3, and 31.5 therein; (2) to revise the permitted  
 13 building heights of all properties that are affected by the 0-Floors building height restriction to be  
 14 consistent with the approved building height ranges for adjacent properties or portions of the  
 15 affected properties not originally included within the 0-Floors building height restriction  
 16 category, and modify Tables 15, 16, and 18, accordingly, to reflect said changes made to the  
 17 maps described herein; and (3) to revise the title of Map 6 on Page 23 of the Largo Town Center  
 18 Sector Plan to read, "[Recommended] Permitted Building Heights [Plan].", as well as to revise  
 19 the title of Map 31 to read, "Permitted Building Heights."; and

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

24 WHEREAS, after the close of the record of joint public hearing testimony on February 10,  
 25 2017, Planning Board's technical staff prepared a summary of testimony submitted to the record  
 26 for the February 7, 2017, public hearing on the proposed minor amendment for use by Planning  
 27 Board for use in preparation of a recommendation as to the proposed amendments to the 2013  
 28 Largo Town Center development district standards, as required by law; and

29 WHEREAS, upon conducting a public work session on the proposed minor amendments on  
 30 March 2, 2017, Planning Board voted to adopt Resolution No. PGCPB No. 17-29, including its  
 31 recommendations for approval of the minor amendments proposed for the 2013 Largo Town

1 Center development district embodied therein, and transmitted same to the District Council on  
2 March 2, 2017, respectively, in accordance with the applicable prescriptions of law; and

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

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

16 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
17 County, Maryland, sitting as the District Council for that part of the Maryland-Washington  
18 Regional District in Prince George's County, Maryland, that, in accordance with Sections 27-  
19 548.26 and 27-642 of the Zoning Ordinance for Prince George's County, Maryland, being also  
20 Subtitle 27 of the Prince George's County Code, the proposed minor amendment to the 2013  
21 *Largo Town Center Sector Plan and Sectional Map Amendment*, as set forth in the  
22 recommendation of approval and embodied in a resolution adopted by Planning Board via  
23 PGCPB No. 17-29, as set forth in Attachment A hereto and incorporated as if restated fully  
24 herein, be and the same is hereby APPROVED.

25 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this  
26 Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park  
27 and Planning Commission in accordance with the requirements of Sections 27-548.26 and 27-  
28 642 of the County Zoning Ordinance.

1 BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its  
2 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:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council