THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

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Upper Marlboro, Maryland 20772
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October 16, 2018

MEMORANDUM

TO: Andree Green Checkley, Planning Director

VIA: Kipling Reynolds, AICP, Chief, Community Planning Division BSL for KR
Debra Borden, Principal Counsel

FROM: Scott Rowe, AICP, CNU-A, Planning Supervisor, Long-Range Planning Section, BSL
Community Planning Division

SUBJECT: **Administrative Correction to the 2013 *Approved Largo Town Center Sectional Map Amendment* and its Development District Overlay Zone**

The purpose of this memorandum is to request approval to make an administrative technical correction(s) to the 2013 *Approved Largo Town Center Sectional Map Amendment* and its Development District Overlay Zone.

On November 12, 2013, the County Council adopted CR-138-2013, approving the Largo Town Center Sectional Map Amendment and applying a Development District Overlay Zone. This resolution states that "planning staff is authorized to make appropriate textual, graphical, and map revisions to correct identified errors, reflect updated information and revisions..."

The Largo Town Center Development District Overlay Zone contains a Table of Uses that identifies 72 uses permitted by Special Exception in the Development District Overlay/Mixed Use-Infill (D-D-O/M-U-I) Zone, four uses permitted by Special Exception in the Development District Overlay/Major Activity Center (D-D-O/M-A-C) Zone and four uses permitted by Special Exception in the Development District Overlay/Local Activity Center (D-D-O/L-A-C) Zone.

Section 27-548.25(d) of the Zoning Ordinance states the following:

Special Exception procedures shall apply to uses within a Development District as provided herein.

> *Uses which would normally require a Special Exception in the underlying zone shall be permitted uses only if the Development District Standards so provide within a table of uses, and such uses shall instead be subject to site plan review by the Planning Board. Development District Standards may restrict or prohibit any such uses. The Planning Board shall find in its approval of the site plan that the use complies with all applicable Development District Standards, meets the general Special Exception standards in Section 27-317(a)(1), (4), (5), and (6), and conforms to the recommendations in the Master Plan, Master Plan Amendment, or Sector Plan.*

Pursuant to this provision, uses that would normally require a Special Exception may be permitted upon condition that they meet the standards in Section 27-317(a)(1), (4), (5), and (6), and conform to the recommendations in the Master Plan, Master Plan Amendment, or Sector Plan. These uses are identified in Development and Transit District Overlay Zone Tables of Uses as "P*"

In the Largo Town Center D-D-O Zone Tables of Uses, the P* designation is found, as required, in the Commercial, Residential, and Development District Overlay/Mixed-Use Transportation-Oriented (D-D-O/M-X-T) Tables of Uses. The D-D-O/M-U-I, D-D-O/M-A-C, and D-D-O/L-A-C Tables of Uses require revision to re-label uses permitted by Special Exception (SE) in these zones to uses permitted pursuant to Section 27-548.25(d) (P*).

Staff Recommendation

With your authorization, staff will revise the D-D-O/M-U-I, D-D-O/M-A-C, and D-D-O/L-A-C Tables of Uses in the online version of the 2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment* so that all uses in these zones currently labeled as "SE" will be re-labeled "P*" and distribute the revised pages with hard copies of the plan document at the Planning Information Services Counter.

READ AND AGREED

Andree Green Checkley, Planning Director

10/16/18
Date

Attachment

cc: Derick Berlage, Chief, Countywide Planning Division
James Cannistra, Chief, Information Management Division
Development Review Division
Community Planning Division
Daniel Hartmann, Administrative Manager, Office of Publications and Graphics
Chad Williams, Master Planner, Countywide Planning Division