

Case No. A-9903/02-C, A-9280-C,
and A-9281/07-C
Largo Town Center "Parcel D"

Applicant: Commons at Largo, LP

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

ORDER OF REMAND

IT IS HEREBY ORDERED, after review of the administrative record, Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C for property described as approximately 19.9 acres of land in the M-A-C Zone, located on the northwest side of the intersection of Lottsford Road and Harry S. Truman Drive (8900 Lottsford Road is at the corner of Harry S. Truman Drive and Lottsford Road, and 9000 Lottsford Road is at the corner of Grand Boulevard and Lottsford Road), Largo, Maryland, to modify the basic plan and conditions attached thereto, is:

REMANDED, pursuant to §27-131, §27-132, and §27-133, to the Zoning Hearing Examiner.

Having reviewed the record, the District Council has determined that there has been, among other issues, a lack of appropriate consideration given to the 2002 General Plan's vision for Metropolitan Centers and principles of Transit Oriented Design (TOD) programs. On remand, the Zoning Hearing Examiner shall conduct a public hearing or hearings to reopen the record to receive additional testimony and evidence as follows:

1. Determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C, to modify the basic plan and conditions attached thereto, is in conformance with the General Plan vision of Transit and Pedestrian-Oriented Development at Largo Town Center.
2. Determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C to modify the basic plan and conditions attached thereto are in conformance with the

Approved Subregion 4 Master Plan and proposed Largo-Lottsford Sector Plan land use policies.

3. Determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C to modify the basic plan and conditions attached thereto are in conformance with the purposes of the M-A-C Zone.
4. Determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C to modify the basic plan and conditions attached thereto adequately address public benefit features, including recreation facilities, and related density/intensity increment factors.
5. Determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C to modify the basic plan and conditions attached thereto conform with the overall residential density and vehicle trip cap for Largo Town Center.
6. Determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C to modify the basic plan and conditions attached thereto are compatible with existing land use, zoning and facilities in the immediate surroundings approved subsequent to this approval.
7. Determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C to modify the basic plan and conditions attached thereto conforms with the environmental relationships between the proposed general land use types, or if identified, the specific land use types, and surrounding land uses, so as to promote the health, safety, and welfare of the present and future inhabitants of the Regional District.
8. In light of the above evidence taken on remand, determine whether Application Nos. A-9903/02-C, A-9280-C, and A-9281/07-C to modify the basic plan and conditions attached thereto, requires a revision of the development phasing plan.

Ordered this 19th day of November, 2012, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: _____
Andrea C. Harrison, Chair

ATTEST:

Redis C. Floyd
Clerk of the Council