



**Zoning Ordinance and Subdivision Regulations Rewrite
Largo Civic Association
February 17, 2016, 8:00 – 9:30 p.m.**

The purpose of this discussion was to present Clarion Associates' recommendations contained in Module 1 for zones, zone regulations, and uses, and to discuss the concerns and questions of the civic association. Responses to questions and additional presenter comments are identified by *italicized text*.

- The association's comments began with some expressed concerns regarding the current Largo Town Center Development District and perceived failures, focusing on four development applications that have come in, to date, that were subject to the Development District Overlay Zone (DDOZ) standards, and which obtained numerous amendments to those standards. The organization questioned the effectiveness of this sector plan and its associated DDOZ in light of the perceived ease of the developer community in seeking major amendments.
- One member of the association expressed that the community has no confidence in the Planning Staff, and is losing confidence in the Planning Board. They went on to say that there is no transparency in the process.
- What will be the process to rezone property to implement the new zoning code? *We will need to conduct a Countywide Map Amendment to rezone all property in the County to put the new zones in place.*
- A member of the association mentioned some senior housing near Largo Metro Station that has had its light and views blocked by new structures and development projects.
- Regarding development standards in the new Zoning Ordinance, the standards should not be too flexible. *Staff clarified that the recommendations in Module 1 and upcoming recommendations in the other two modules are those made by Clarion Associates, and that staff, the Planning Board, and the District Council have not adopted any of the recommendations at this point in time.*
- The distance between houses (side yards) for lots in the R-80 Zone should be expanded. These homes seem very close together today.
- Regarding the Clarion recommendation for including community-serving retail in the multifamily residential zones, there was concern about free-standing commercial structures. Some felt that any commercial in these zones should be integrated within multifamily buildings and not be free-standing.



- On a similar note with regard to Clarion’s proposals to allow for multifamily residential in the General Commercial and Office (GCO) Zone, there was concern expressed about the potential for multifamily buildings to dominate office parks and the C-O Zone. This discussion circled back around to the Largo Town Center DDOZ, with a request to revisit the sector plan and the DDOZ standards, land use recommendation, and zoning since they are all being abused today. The resident would not want to allow any multifamily residential development in the Inglewood office park, as one example of where to “draw the line.”
- One member discussed some of the County’s history regarding multifamily residential development, and multiple members expressed concern at the low height and density/intensity of development being realized at Largo Town Center. The participants seemed to support increased density in accordance with the Downtown designation of the Plan Prince George’s 2035 General Plan, and believed they are losing this opportunity with the construction of 3-4 story walk-up apartment buildings. *Staff asked for a clarification regarding a desired mix of uses, and checked with the membership to verify they were asking that the proposed GCO Zone not be allowed to go 100 percent residential if it allows for residential uses in addition to commercial uses.*
- How are the proposed Planned Development zones different from the current Comprehensive Design Zones such as the Major Activity Center (M-A-C)? Are there any examples of development similar to the proposed Planned Development zones in the region? *Staff suggested that many developments in Washington, D.C. such as the Navy Yard, NoMa, and City Center could be similar to the Planned Development Zones, as would be King Farm or Kentlands in Montgomery County.*
- Regarding uses, one member pointed to the disconnect between the Planning Department’s database of indexed uses and the Department of Permitting, Inspections, and Enforcement’s (DPIE) database. This disconnect leads to numerous problems in the Use and Occupancy permitting process. It is imperative that these databases be in sync with the new Zoning Ordinance.
- Members of this civic association were not supportive of Clarion’s recommendation to allow for home housing of poultry as an accessory use to residences.
- Additional discussion took place regarding difficulties posed in zoning inspections and violation notices, with one member noting that they believe DPIE code enforcement officers may not enter private property to look for violations.



- A member recommended a glossary of the numerous acronyms used in Module 1 and by staff. A *glossary and link to the Planning Department's online glossary were provided to the association following the meeting.*