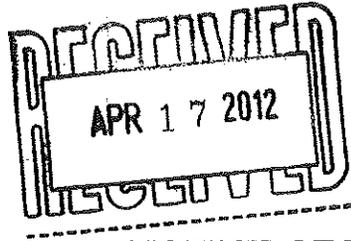




THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600



April 16, 2012

NOTICE OF PUBLIC HEARING TO BE CONDUCTED AS AN EVIDENTIARY HEARING

TO: ALL PERSONS OF RECORD

**RE: A-10018 Cafritz Property
Calvert Tract, LLC, Applicant**

Pursuant to the provisions of Section 27-198.04 of the Zoning Ordinance, the District Council hereby gives notice of its intent to hold a public hearing, to be conducted as an evidentiary hearing, on the above referenced case. The evidentiary hearing will be held on:

***MONDAY, APRIL 30, 2012, 10:00 A.M.
COUNTY COUNCIL HEARING ROOM – FIRST FLOOR
COUNTY ADMINISTRATION BUILDING
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MARYLAND 20772***

Persons desiring to testify may register in advance by calling the Office of the Clerk of the Council, Telephone (301) 952-3600, TDD-(301) 925-5167, or may sign up on the day of the hearing. Individual speakers and representatives from a group or groups will be limited to three (3) minutes each. One minute before the allotted time has elapsed; a yellow light will come on, to be followed by a tone indicating that no time remains. Your cooperation in immediately concluding your remarks at that point will be greatly appreciated. There will be no relinquishing of time by one speaker to another. Other applicable hearing procedures should be followed as outlined by the People's Zoning Counsel and legal staff.

Please note that free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

If you have any questions, please contact the Clerk's office at (301) 952-3600.

Redis C. Floyd
Clerk of the Council

Andrea C. Harrison, Chair
Eric C. Olson, Vice Chair

County Administration Building – Upper Marlboro, Maryland 20772

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

NOTICE OF PUBLIC HEARING TO BE CONDUCTED AS AN EVIDENTIARY HEARING
ON
APPLICATION No. A-10018
CAFRTZ PROPERTY
AMENDMENT TO THE 2004 APPROVED TOWN OF RIVERDALE PARK
MIXED-USE TOWN CENTER DEVELOPMENT PLAN
AND
ZONING MAP AMENDMENT
EXPANSION OF THE
TOWN OF RIVERDALE PARK MIXED-USE TOWN CENTER ZONE
ONE-FAMILY DETACHED RESIDENTIAL (R-55) TO
THE MIXED-USE TOWN CENTER (M-U-TC) ZONE

Pursuant to the provisions of Section 27-198.04 of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council for that part of the Maryland-Washington Regional District Council in Prince George's County, hereby gives notice of its intent to hold a public hearing on Application No. A-10018, Cafritz Property, Amendment to the 2004 *Approved Town of Riverdale Park Mixed-Use Town Center Development Plan*, and Zoning Map Amendment for Expansion of the Town of Riverdale Park Mixed-Use Town Center Zone boundary and rezoning the property from the One-Family Detached Residential (R-55) Zone to the Mixed-Use Town Center Zone.

The evidentiary hearing will be held on:

MONDAY, APRIL 30, 2012
10:00 A.M.
COUNTY ADMINISTRATION BUILDING
COUNCIL HEARING ROOM, FIRST FLOOR
14741 GOVERNOR ODEN BOWIE DRIVE
UPPER MARLBORO, MD 20772

The subject property of Application No. A-10018 is described as approximately 35.71 acres of land, zoned R-55, on the east side of Baltimore Avenue (US 1) where it intersects with Van Buren Street, located along the northern boundary of the eastern portion of the existing Town of Riverdale Park Mixed-Use Town Center Zone (also known as the Cafritz Property).

The Applicant, Cafritz LLC, and the Town of Riverdale Park, is requesting the rezoning of the property from the One-Family Detached Residential (R-55) Zone to the Mixed-Use Town Center Zone. The request proposes to expand the Town of Riverdale Park Mixed-Use Town Center

Zone to include an additional 35.71 acres located along the northern boundary of the eastern portion of the existing Town of Riverdale Park Mixed-Use Town Center Zone. The Applicant is also requesting an amendment to the 2004 *Approved Town of Riverdale Park Mixed-Use Town Center Zone Development Plan* in order to accommodate proposed Commercial and Residential development.

Copies of Application No. A-10018 and related materials are available for public inspection during regular business hours at the following locations:

Office of the Clerk of the Council
County Administration Building
Room 2198
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

Persons desiring to testify may register in advance by calling the Office of the Clerk of the Council, Telephone (301) 952-3600, TDD-(301) 925-5167, or may sign up on the day of the hearing. Individual speakers and representatives from a group or groups will be limited to three (3) minutes each. One minute before the allotted time has elapsed; a yellow light will come on, to be followed by a tone indicating that no time remains. Your cooperation in immediately concluding your remarks at that point will be greatly appreciated. There will be no relinquishing of time by one speaker to another. Other applicable hearing procedures should be followed as outlined by the People's Zoning Counsel and legal staff.

Free parking and shuttle bus service is available at the Prince George's Equestrian Center parking lots.

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

Andrea C. Harrison, Chairman

ATTEST:
Redis Floyd
Clerk of the Council

TO BE PAID BY CREDIT CARD

The District Council Rules of Procedure

Rule 6. Evidentiary Hearings

Rule 6.1. Participation

All witnesses in an evidentiary hearing, including technical staff, shall give oath or affirmation subject to the penalty of perjury prior to testifying.

Rule 6.2. Representation

An individual may represent himself or herself or be represented by an attorney authorized to practice law in Maryland. All other entities shall be represented by an attorney authorized to practice law in Maryland, except that a bona fide civic association or homeowner's association which is a party of record may be represented by any duly elected officer of the association regardless of whether that individual is an attorney.

Rule 6.3. Cross Examination of Witnesses

All witnesses appearing in an evidentiary hearing before the District Council are subject to cross examination by any party of record. The Chairman may require parties of record in support of or in opposition to a particular matter to designate a single representative to conduct cross examination of witnesses. If a group or entity is represented by an attorney, only the attorney shall be permitted to cross examine witnesses on behalf of the group or entity.

Rule 6.5.

(a) The order of presenting the application shall be as follows:

- (1) Applicant's case;
- (2) Parties represented by Counsel;
- (3) All other parties;
- (4) Public agency comments and examination;
- (5) Rebuttal by Applicant;
- (6) Rebuttal by all other parties.

(b) Examination of witnesses shall be conducted in an orderly manner as follows:

- (1) By Applicant's Counsel;
- (2) By Counsel representing a party;
- (3) By People's Zoning Counsel;
- (4) By other parties;
- (5) By Council Members.

All evidence offered and received by the District Council shall be made a part of the record. No other evidence shall be considered in the determination of the application.

The District Council may take administrative notice of facts of general knowledge, technical or scientific facts, ordinances and regulations. It shall give effect to the rules of privileges recognized by law. The District Council may exclude incompetent, irrelevant, immaterial or unduly repetitious evidence.

Rule 6.4. Record

The record of an evidentiary hearing shall remain open until the end of the last session of the evidentiary hearing, unless directed otherwise by the Chairman.

Individual speakers and representatives from a group or groups will be limited to three (3) minutes each. One minute before the allotted time has elapsed; a yellow light will come on, to be followed by a tone indicating that no time remains. Your cooperation in immediately concluding your remarks at that point will be greatly appreciated. There will be no relinquishing of time by one speaker to another. Other applicable hearing procedures should be followed as outlined by the People's Zoning Counsel and legal staff.