



**MEETING OF  
UNIVERSITY PARK MAYOR AND COMMON COUNCIL  
WILL BE HELD AT  
UNIVERSITY PARK ELEMENTARY SCHOOL  
4315 UNDERWOOD STREET  
8:30 PM**

**January 14, 2013  
SPECIAL SESSION**

**\*\*\*\*Temporary Agenda Subject to Change\*\*\*\***

**AMENDED AGENDA**

**\*\*IMPORTANT ANNOUNCEMENT\*\***

**AN EXECUTIVE SESSION WILL BE CALLED TO CONSIDER MATTERS THAT  
CONCERN THE PROPOSAL FOR A BUSINESS TO LOCATE, EXPAND OR REMAIN  
IN THE STATE; CONSULT WITH COUNSEL TO OBTAIN LEGAL ADVICE**

**1. CALL TO ORDER: Mayor Tabori**

<b>Present:</b>	Brosch	<b>Absent:</b>	Brosch
	Gekas		Gekas
	Christiansen		Christiansen
	Carey		Carey
	Sorensen		Sorensen
	Cron		Cron
	Alvarez		Alvarez

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF THE AGENDA**

<b>Moved by:</b>	<b>Seconded by:</b>		
<b>Yea:</b>	<b>Nay:</b>	<b>Abstain:</b>	

**4. APPROVAL OF MINUTES: *December 17, 2012***

<b>Moved by:</b>	<b>Seconded by:</b>		
<b>Yea:</b>	<b>Nay:</b>	<b>Abstain:</b>	

**5. APPROVAL OF EXECUTIVE SESSION MINUTES: *December 17, 2012***

<b>Moved by:</b>	<b>Seconded by:</b>		
<b>Yea:</b>	<b>Nay:</b>	<b>Abstain:</b>	

**6. PUBLIC COMMENT**

**7. CONTINUING BUSINESS**

**A. UNIVERSITY PARK PROPOSED CONDITIONS ON THE CAFRITZ DEVELOPMENT PROJECT A-10028; PRIOR TO APPROVAL OF THE DSP PLAN; THE LANDSCAPING AND BUFFER PLAN AND THE ZONING MAP AMENDMENT A-10018 BE SUBMITTED FOR REVIEW/APPROVAL, THE LANDSCAPE AND BUFFER PLANS SHALL INCLUDE WOODLAND RETENTION, TREE CANOPY, SHRUB PLANTINGS AND A SCHEDULE FOR THE TIMING OF THE INSTALLATION FOR THE LANDSCAPING**

**Motion:** To approve/disapprove adopting the following condition; prior to approval of the Detailed Site Plan, the landscape plan for the buffer required in Condition 13 of Zoning Ordinance No. 11-2012 for Zoning Map Amendment A-10018, shall be submitted to the Town of University Park and the Town of Riverdale Park for review and approval. The landscape plan for the buffer abutting US 1 shall include woodland retention to the fullest extent practicable and make provision for deciduous tree canopy and shrub plantings. A schedule for the timing of the installation for the landscaping plan shall be provided as part of the review.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**B. PRIOR TO APPROVAL OF THE DSP, THE BUFFER AS REQUIRED BY CONDITION 13 OF ZONING ORDINANCE NO. 11-2012 FOR ZONING MAP AMENDMENT A-10018 SHALL BE LOCATED WITHIN SEPARATE PARCELS AS REFLECTED ON THE APPROVED DSP**

**Motion:** To approve/disapprove adopting the following condition; prior to approval of the Detailed Site Plan, the 90 to 120 foot wide buffer required by Condition 13 of Zoning Ordinance No. 11-2012 for Zoning Map Amendment A-10018 shall be located within separate parcels as reflected on the approved preliminary plan of subdivision.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain**

**C. PROTECTION AND MAINTENANCE OF THE 90 TO 120 FOOT BUFFER THAT SETS FORTH RIGHTS, RESPONSIBILITIES AND LIABILITIES OF THE APPLICANT WITH RESPECT TO MAINTENANCE OF THE BUFFER THAT IS CONSISTENT WITH THE REQUIREMENTS OF THE DSP**

**Motion:** To approve/disapprove adopting the following condition; prior to acceptance of the Detailed Site Plan, the applicant shall submit a draft easement for the protection and maintenance of the 90 to 120 foot wide buffer required by Condition 13 of Zoning Ordinance No. 11-2012 for Zoning Map Amendment A-10018 to the benefit of the Town of University Park and the Town of Riverdale Park. The easement for the protection and maintenance, which is subject to approval by the Town of University Park and Town of Riverdale Park, shall include language that sets forth the rights, responsibilities, and liabilities of the applicant and the applicant's heirs, successors, and/or assignees with respect to maintenance of the buffer, consistent with the requirements of the detailed site plan.

*The easement shall be reviewed and approved by the Planning Board or its designee.*

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**D. APPLICANT SHALL SUBMIT A FULLY EXECUTED EASEMENT FOR THE PROTECTION OF THE MAINTENANCE FOR THE BENEFIT OF THE TOWN FOR THE ENTIRE BUFFER DELINEATED ON THE APPROVED DSP; THE LIBER/FOLIO OF THE EASEMENTS SHALL BE REFLECTED ON THE FINAL PLAT PRIOR TO RECORDATION**

**Motion:** To approve/disapprove adopting the following condition; prior to approval of the final plat, the applicant, and the applicant's heirs, successors, and/or assignees, shall submit a fully executed easement for the protection and maintenance to the benefit of the Town of University Park and the Town of Riverdale Park for the entire buffer delineated on the approved detailed site plan. The liber/folio of the easement shall be reflected on the final plat prior to recordation.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**E. TRAFFIC MANAGEMENT PLAN (TMP)**

**Motion:** To approve/disapprove adopting the following condition; the TMP submitted by the Town of University Park shall be substituted in its entirety for the TMP provided by the applicant in response to Condition 17 of Zoning Ordinance No. 11-2012 for Zoning Map Amendment A-10018 and approved as having complied with the said condition.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**F. THE FUNDING MECHANISM REQUIREMENTS FOR THE BUILDING PERMIT SCHEDULE AND CONSTRUCTION, CSX CONNECTION, CROSSING AND LANDING LOCATION AND IMPROVEMENTS OF INTERSECTIONS AND SIDEWALKS AND HIKER/BIKER TRAIL PER DPW&T STANDARDS AND SPECIFICATIONS**

**Motion:** To approve/disapprove adopting the following condition; prior to issuance of the first building permit for the development, the following road improvements shall (a) have been constructed, (b) fully funded and scheduled for construction in the adopted CIP or current CTP, (c) fully bonded and permitted for construction with agreed-upon time table for construction by the applicant and the applicant's heirs, successors, assignees, and/or others, or otherwise is incorporated in a specific public facilities financing and implementation program as defined in Section 27-107.01(186.1) and in accordance with Section 24-124(a)(1) of the County Code:

- a. The proposed CSX crossing, including its connections to River Road via Rivertech Court and associated improvements for the intersections of the access road with Rivertech Court and Rivertech with River Road, consisting of at least two travel lanes, on-road bike lanes, and sidewalks, per Department of Public Works and Transportation (DPW&T) standards and specifications. Any required governmental approval for a funding mechanism, including Section 24-124(a)(1) and Section 27-107.01(186.1), must be obtained prior to the first detailed site plan. Financing and plans shall be consistent with Condition 25 of Zoning Ordinance No. 11-2012 for Zoning Map Amendment A-10018.

**G. THE PRINCE GEORGE'S COUNTY PLANNING BOARD STAFF RECOMMENDS *DISAPPROVAL* ON THE CAFRITZ PRELIMINARY PLAN OF SUBDIVISION 4-12004 BECAUSE THE FOLLOWING CONDITIONS HAVE NOT MET; THE CAFRITZ OVERSIGHT & MONITORING COMMITTEE RECOMMENDS THAT THE TOWN COUNCIL SUPPORT THE PLANNING STAFF RECOMMENDATION**

**Motion:** To approve/disapprove the Prince George's County Planning Board staff recommendation for disapproval because conditions 10b, 18, 19, and 25 b, c, and d have not been met, University Park will support the planning staff recommendation.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**H. THE PRINCE GEORGE'S COUNTY PLANNING BOARD STAFF  
RECOMMENDS *DISAPPROVAL* ON THE CAFRITZ PRELIMINARY PLAN OF  
SUBDIVISION 4-12004 BECAUSE THE FOLLOWING CONDITIONS HAVE NOT  
MET; THE CAFRITZ OVERSIGHT & MONITORING COMMITTEE  
RECOMMENDS THAT THE TOWN COUNCIL SUPPORT THE PLANNING  
STAFF RECOMMENDATION**

**Motion:** To approve/disapprove to support *disapproval* of the Cafritz Preliminary Plan of Subdivision on the basis that the following conditions have not been met: 10b, 14a, 15, 17, 18, 19, 24a, 24b, 25b, 25c, 25d, and 27.

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**I. EXECUTIVE SESSION**

**Motion:** To approve/disapprove closing the public meeting to go into Executive Session to consider matters that concern the proposal for a business to locate, expand or remain in the state; consult with counsel to obtain legal advice

**Moved by:**

**Seconded by:**

**Yea:**

**Nay:**

**Abstain:**

**8. ADJOURNMENT**

**\*\* An Executive Session Will Be Called \*\***