

# Town of University Park

## Report of Meeting Development Overview Committee

Wednesday, April 20, 2016

7:30 p.m.

Conference Room

University Park Town Hall

6724 Baltimore Avenue

**In Attendance:** Brad Hess, Council Member, Ward 3 and Committee Chair, John Tabori, Committee Member, Len Carey, Mayor and *ex officio* Committee Member, Colin Phillips, Committee Member, David Caskey, Council Member, Ward 5, Arlene Christiansen, Committee Member, Joe Thompson, Council Member, Ward 1 and Committee Member

**Absent:** Sarah Starrett, Committee Member, David Brosch, Committee Member, Corey Tucker, Committee Member

**Guests:** Suellen Ferguson, Martha Wells

1. **Approval of the Agenda**, by acclamation.
2. **Approval of Minutes of February 17, 2016**, by acclamation.
3. **Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone (TDDP/TDOZ)**

### **Report on March 22 work session of District Council (Mayor Carey)**

- The District Council is having a public hearing on the Prince George's Plaza Transit District Development Plan resolution in regards to Council Resolution 25-2016 Draft 2B on May 31, 2016.

### **Process and timeline for action on TDDP/TDOZ**

- A public meeting is scheduled for May 24, 2016 at the Hyattsville branch public library with Mayors and Counsels from Hyattsville, Riverdale Park and University Park. Danielle Glaros is arranging for the County and consultants to attend this meeting. One topic of discussion will be a briefing on the February 16, 2016 report on stormwater.
- The Committee will come up with a list of questions for the May 24 meeting.
- Issues to discuss are stormwater management, density closest to University Park and Transportation Demand Management.

- The goal is to take all the references to bonus density out of this plan, possibly put it as an appendix, but to move it out to the County wide conversation that the District Council should have.
- The one item that should stay in the Resolution is the part that identifies the 500' buffer as a transition zone that nobody gets to build in no matter what over a certain height.
- The Transportation Demand Management study will be done although not as wide as wanted.
- Working with Hyattsville to get a regional stormwater solution.

#### **4. Transfer of development rights (TDR)**

##### **Update/report on County TDR monthly Friday meetings (John Tabori)**

- Mr. Tabori did not attend the TDR meeting since he was not informed of the April 8 internal meeting.
  - The next meeting is scheduled for May 20.
  - A report of TDR's is coming out soon.
  - It appears that the TDR that is being looked at concentrates on preserving rural areas and it violates marketing principles and location in the real estate contacts.

#### **5. Zoning rewrite**

##### **Compare possible UP position with College Park's position/comments**

A copy of a draft letter to Mr. Chad Williams was distributed for comments and suggestions.

- Take out #5: Various types of group living arrangements...
- Add: Boarding/rooming houses since they are allowed in a R55 zone. University Park wants the operator to be the owner.
- #7. Eliminate talking about combining definitions. Just say, if fences are allowed... since University Park wants to regulate fences.
- #10. Add that housing for poultry in University Park would be against this in small lots.
- Against cell phone towers.
- Consider creating a matrix which compares what is going to happen at Prince George's Plaza, in terms of what they could do.
- What kinds of zone changes are possible on our perimeter?

Mr. Hess stated that the letter should indicate that University Park reserves the right to provide future comments on the Zoning Rewrite. When he receives the revised draft letter from Ms. Ferguson he will send it out to the Committee. The Committee will give a report at the next Council meeting, May 2, 2016 and request Council to approve the Mayor send the letter.

Mr. Tabori and Ms. Wells agreed to work on a matrix which shows the currently zoned areas around University Park and look at how they would be reclassified, focus on what this could mean specifically in the neighborhood based on the new classification.

**Focus on Module 3**

None

**6. Old business**

**7-11 appeal**

- Just received the responses from Park and Planning Commission and from the attorneys for 7-Eleven. A response from Riverdale Park and University Park is due in twenty days.

**Other**

None

**7. New business**

None

**8. Next meeting date & time**

May 18, 2016 at 7:30 p.m.

**9. Adjourned at 9:12 p.m.**