

**Town of University Park**  
**Report of Meeting**  
**Development Overview Committee**

Wednesday, July 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, Colin Phillips, Committee Member, Joe Thompson, Council Member, Ward 1 and Committee Member, Sarah Starrett, Committee Member, Martha Wells, Committee Member, Suellen Ferguson, Town Attorney

**Absent:** Len Carey, Mayor and *ex officio* Committee Member, Arlene Christiansen, Committee Member, David Caskey, Council Member, Ward 5, David Brosch, Committee Member, Corey Tucker, Committee Member

**Guests:** Chad Williams, Scott Rowe, Bryan Barnett-Woods

1. **Approval of the Agenda**, by acclamation.
2. **Approval of Minutes of June 1, 2016 meeting**, by acclamation.
3. **Presentation by Chad Williams of County Planning staff on Clarion's recommendations on Module 2 of zoning rewrite.**

Mr. Williams gave a power point presentation and a detailed explanation of the zoning rewrite.

- Module 2 is the second part of the rewrite which is the development standards in the zoning ordinance and its adequacy of public facilities for the sub division regulations. Module 3 will be available in approximately 4 weeks. Hard copies will be available in the County libraries at the reference desk.
- Clarion and Staff jointly will release Staff Draft I in December, recommendations will be included.
- University Park, R55, should see almost no change whatsoever. If the new zoning structure goes into place, University Park (R55) will be changed to SFR 6.7.
- Does not know what the changes will be with property value and tax rate.
- Working on making sure there is a more connected grid-like system of streets in the County.
- Looking at bikeways, trails and pedestrian access, to enhance the ability to move around so an automobile is not needed.

- Additional regulations will be made for single tenant buildings over 75,000 square feet.
- Lower parking numbers inside the beltway, higher parking numbers outside the beltway.
- Working on providing more stormwater features in large parking lots.
- The landscape manual was released to the public. The design provides more standards for urban and mixed use conditions.
- Clarion has recommended that the maximum height for front yard fences be 4'. This will apply to corner lots.
- Working on signage regulations.
- There are only pieces of the Transportation Demand Management (TDM) strategies that are in the zoning code and none of them require a District.
- Clarion recommends that the subdivision adequacy public facilities determinations expire after 10 years.
- The certificate of adequacy determination is by the Planning Director, recommended by Clarion, instead of the Planning Board. The determination will be made at a technical staff level and the outcome will be made public.
- Module 3 will tell what types of development will require public hearing and in front of which body.

Mr. Williams stated that when the comprehensive review draft is ready to go, Clarion is scoped to test eight scenarios. They are going to look at four projects that have gone through entitlement under the current regulations. They will run it through as if they are the developers, checking it against the sub-division and zoning regulations and development standards, the process, the timing and then compare them. They hope to see that it will be smoother, clearer, faster and more certain in terms of the outcomes. Otherwise there will be more work to be done. This is stress testing the regulations before going legislative.

#### **4. Zoning rewrite review of comparison matrix (John Tabori)**

Martha Wells offered to take on the project of going through the matrix and pointing out the implications in the zoning rewrite. She will focus on the R55, Mixed Use Town Center (MUTC), Transit District Development Plan (TDDP) as well as the area in close proximity to the North of University Park.

The letter in reference to the Prince George's County Zoning Ordinance Rewrite with the Committee comments on Module 1 needs to be presented to the Council at the next Council meeting.

The Committee agreed to work on comments for Module 2 which will be discussed at the next DOC meeting scheduled for September.

**5. New business**

**6. Old business**

**7-Eleven**

Mr. Hess said that some residents have wondered about what can be done to mitigate the affects of the 7-Eleven, possibly putting up fences or making Sheridan a one-way street. Mr. Thompson said that this issue will be discussed at the Police, Traffic and Public Safety Committee meeting.

**Prince George's Plaza TDDP**

Ms. Ferguson reported that the TDDP was adopted and without any notice Deni Taveras introduced a bill that adds in to the County code that one of the things that can be taken up as part of the TDDP is density and amenity bonuses. Ms. Ferguson will send the Committee a copy of this information.

Mr. Hess and Mr. Tabori agreed to speak with Dannielle Glaros about this issue.

**7. Next meeting date & time:** Wednesday, September 21, 2016, 7:30 p.m. at Town Hall

**8. Adjournment** by consent at 9:30 p.m.