

Town of University Park Development Overview Committee

Wednesday, June 20, 2018

7:30 PM

Conference Room, University Park Town Hall
6724 Baltimore Avenue

This meeting is open; the public is welcome to attend.

Agenda

1. Call to Order

Members: Thompson, Schultz, Hess, Caskey, Wells, Brosch, Tabori

Ex-Officio: Mayor Carey

Staff: Town Attorney Ferguson

2. Approval of agenda

3. Approval of Meeting Notes

a. May 23, 2018

4. Old Business

a. Zoning Ordinance Rewrite: Discuss how to provide review and comments

1. Additional meetings needed

2. County Council Hearings: 7/10, 7/11, 7/17, and 7/19

3. Last date for Town's Comments to County

4. Issues:

a. Addition of procedures to the Ordinance (as of last fall these were to be put in a separate administrative document; now in the Ordinance itself, and have not been previously reviewed. (Concerns: time periods for various steps in procedures are too short for municipalities to provide review and recommendations/comments to County)

b. Still no map. Can't be sure how the areas around us are being rezoned.

c. There's a 219-page document that discusses all of the comments received by the M-NCPPC and County on the "review" draft published last September. This indicates what their response is to changes requested by the municipalities, citizen groups and individuals and companies. Needs to be carefully reviewed. (Concern: some of the issues we raised last fall in our multi-page letter of comments have been dismissed with no change to the language of the ordinance. We should determine whether to raise these again.)

d. The standards and requirements that we all worked hard to get into the Transit District Development Plan for Prince George's Plaza are superseded by the new Ordinance. The provisions in the Ordinance are not as strict on design, heights, setbacks, and other parameters as what was in the TDDP.

e. Provisions for adequacy of public facilities contained in the Subdivision Code are fairly weak, and the approval of any conditions supporting adequate public facilities occurs very early in the development review process. If the project changes configuration during the DSP review, no change is made to the approved PSP required conditions for APF. This is especially critical if the land use mix is altered, creating differences in schools, policing/public safety, public utilities, etc.

5. New Business

a. DSP 17009 for property in 5300 block of Baltimore Ave.: Should we track?
1. Notice of application to be filed. 1.4 miles from Town Hall. Mixed use, retail and multi-family. (This is approximately across the street from Yes! Organic Market between Jefferson and Hamilton Streets.)

6. Next meeting date and time:

- a. Regular meeting July 18, 7:30 p.m. at Town Hall.
- b. Zoning Rewrite meetings

7. Adjourn

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the Town at least 72 hours before the meeting by contacting the Town office at 301-927-4262.