

**Town of University Park  
Development Overview Committee**  
Thursday, October 8<sup>th</sup>, 7:30 PM  
Meeting by Teleconference

Due to current COVID restrictions, the committee will hold this meeting by  
ZOOM via the dial-in information provided below. This meeting is open to the public.

Join Zoom Meeting

<https://us02web.zoom.us/j/83173863298?pwd=WlppRi9WWXdYbGRSQ1BuRFNWUmYwUT09>

Meeting ID: 831 7386 3298

Passcode: 152243

One tap mobile

+13017158592,,83173863298#,,,,,0#,,152243# US (Germantown)

+13126266799,,83173863298#,,,,,0#,,152243# US (Chicago)

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 831 7386 3298

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**Agenda**

1. Call to Order

Members: Biermann, Caskey, Hess, Schultz, Tabori, Thompson, Tully, Wells

Ex-Officio: Mayor Carey

Staff: Town Attorney Ferguson

2. Approval of Agenda

3. Approval of Meeting Notes

4. New Business:

a) Discussion of Prince George's County Zoning Ordinance, which is available for review at

<http://zoningpgc.pgplanning.com/zoning-swipe-tool/>

a. The new zoning map depicts the Town Park as a low-density agriculture/residential, open space zone vs. solely open space. Determine that the County has addressed our previous concerns to rectify this or re-engage with County officials.

b. New UP height limit of 35 ft. vs. 30 ft. due to being classified as a Residential Single Family (RSF) 6.7 zone.

- c. Discussion of the new ordinance's Transit Oriented High-Density zoning for the PG Plaza area, which overrides the 2016-17 Transit District Development Plan (TDDP).
  - b) Discussion on possible zoning recommendations for council and county consideration in the distant future.
    - a. Special zoning considerations for properties along perimeter roads (Baltimore Avenue/Route 1, East-West Highway/410, and Adelphi Road).
    - b. Discussion on Accessory Dwelling Units.
6. Next meeting date and time:
- a. Regular meeting: THURSDAY, November 12<sup>th</sup>, 7:30 p.m. (location/call-in to be determined)
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.*

**Table of Active Projects with University Park's Immediate Area**

<b>Project Name</b>	<b>Location</b>	<b>Contact Person</b>	<b>Status</b>	<b>Track?</b>
Standard College Park (mixed use)	4321 Hartwick Rd, College Park (behind old FedEx Bldg.)	Bohler Engineering, Joseph di Marco, 301-809-4500, Chris Hatcher, representative, 301-657-0153	Site Development Concept Plan	Yes
Landy Property	Belcrest/Toledo Terrace, Hyattsville	Soltesz, Chris Hatcher, attorney, 301-657-0153	DSP submitted, presentation 10/10/2019	YES
Dewey Property	Toledo Road/Belcrest, Hyattsville	Soltesz, Tom Haller, attorney, 301-306-0033	DSP submitted, presentation 3/12/20	YES
Terrapin Development (Old Quality Inn/Plato's site)	4340 and 4422 Knox Rd	Terrapin Development/Bozzuto, Soltesz, Ben Mosier, Project Manager 301-794-7555	Permits issued	YES
Gilbane Property: Western Gateway Project	Adelphi/Campus Drive, College Park	Gilbane Development, Univ. of MD, Justin Ross, attorney, Chris Cerria, project manager	Filed, under review	YES
McDonalds	Baltimore Ave/East-West Highway, Hyattsville	Bohler Engineering, Nicholas Speech, 301-809-4500	Remodel, addition of new drive-through lane	YES
McDonalds	Riggs Rd @ University Blvd	No Limit Land, Stephanie Clevenger, 240-338-0131	Review to ensure zoning compliance after Purple Line land acquisition of portion of property	No

Last Revision Date: 3/4/2020