

Town of University Park

Report of Meeting Development Overview Committee

Wednesday, June 20, 2018

7:30 p.m.

Conference Room

University Park Town Hall

6724 Baltimore Avenue

In Attendance: Martha Wells, Council Member, Ward 6 and Committee Chair, Suellen Ferguson, Town Attorney, Joe Schultz, Council Member, Ward 2 and Committee Member, John Tabori, Committee Member, Brad Hess, Council Member, Ward 3 and Committee Member, Len Carey, Mayor and *ex officio* Committee Member

Absent: David Brosch, Committee Member, Colin Phillips, Committee Member, Sarah Starrett, Committee Member, Joe Thompson, Council Member, Ward 1 and Committee Member, David Caskey, Council Member, Ward 5 and Committee Member

1. **Approval of agenda** by acclamation

Mr. Tabori asked for information on the old auto-part store that has been demolished on Rt. 1. Ms. Ferguson agreed to look into this.

2. **Approval of Meeting Notes** to be continued until the next meeting.

Mr. Hess said that he will submit two past DOC minutes to Town Hall at the request of Andrea.

3. **Old Business**

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

1. **Additional meetings needed**

- Ms. Wells, Mayor Carey and Ms. Ferguson will meet with County Councilmember Dannielle Glaros on Friday, June 22 to discuss the concerns/issues with the Zoning Rewrite.
- Ms. Ferguson will focus on the new R55 Zone/RSF665 (is there anything being allowed that wasn't being allowed before).
- The Committee agreed to split up and review different sections of the document.
 - *Ms. Ferguson* - Administration and General Procedures (Major and Minor)
 - *Mr. Tabori* - Sub-Division
 - *Mr. Schultz/Mayor Carey* - University Town Center/P.G. Plaza Mall area.

- *Ms. Wells* - Going back to what University Park asked for and check to see if it is in the document.
- Ms. Wells will contact the other DOC members asking for help in reviewing the Ordinance.
- The Committee will meet on June 28 at 6:00 p.m. to discuss and compile concerns found in the Ordinance.

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

- Two of these meetings are for public comments (July 10&17) and two are staff discussion of issues with the Council only - public welcome. (July 11&19).
- Ask Dannielle Glaros what is the schedule on responding to the County with comments and will University Park still be able to make an impact on what happens.

3. Last date for Town's comments to County

- The Committee needs to have a meeting and then report to the Council before the July 10 County Council Hearing.

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. (Concern: time periods for various steps in procedures are too short for municipalities to provide review and recommendations/comments to County).

- The County made the decision to not to have a separate Administrative Procedures Manual. Between November (when University Park send a letter with comments) and March, all of the procedures were written up and imported into the Ordinance Document.
- The time limits and time periods are not adequate in order for municipalities to respond.

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

- Ask Dannielle Glaros for a copy of a District 2 map.

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.)

- The next point of attack is to go back through the document in order to get a sense of what can be said and what the big issues are and report these to Dannielle Glaros at the Friday meeting.

- In reference to Airbnb, the County is writing this as a Licensing Code rather than a Zoning Code, which means municipalities do not have to accept this law. This means that University Park can continue treating Airbnb's as rentals.
- Mayor Carey said that if the County considers legislation on Airbnb's then University Park and other municipalities need to keep an eye on this.

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.

- A question for Dannielle Glaros is what happens to the TDDP.
- The Committee agreed to add to the priority list, to keep an eye on how the County re-designates the Prince George's Plaza area.

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 in the land use mix is altered, creating differences in schools, policing/public safety, public utilities, etc.

- Ask Dannielle Glaros the specific cut off date for the Zoning issues and how it was determined.

4. New Business

a. DSP 17009 for property in 5300 block of Baltimore Avenue.: Should we track?

1. Notice of application to be files. 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.)

- The Committee agreed not to follow the DSP 17009 project.
- The Committee agreed not to follow the Jewish Student Center project at Maryland University.

5. Next meeting date and time: Wednesday, July 18, 2018 at 7:30 p.m. at Town Hall

6. Adjourn by consent at 9:00 p.m.