

# **Town of University Park Development Overview Committee**

Wednesday, July 18, 2018

7:30 PM

Conference Room, University Park Town Hall  
6724 Baltimore Avenue

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

## **Minutes**

1. Call to Order: The meeting was called to order at 7:31 p.m.

Members:

Present: Thompson, Schultz, Caskey, Wells, Tabori, Biermann

Absent: Hess, Brosch

Ex-Officio: Mayor Carey

Staff: Town Attorney Ferguson

2. Approval of agenda: The agenda was approved by consent of the Committee

3. Approval of Meeting Notes: The following Minutes were approved by all present.

a. June 20, 2018

b. May 27, 2018

4. Old Business

a. Zoning Ordinance Rewrite: Report on Public Comment and Staff/Council Work Sessions (Ms. Wells, Mr. Carey, Mr. Tabori)

Ms. Wells, Mayor Carey and Mr. Tabori reported on the Zoning Ordinance and Subdivision Code work sessions that were held by the County Council. The recommendations that we have made were communicated to the County Council. The Council will be coming back into sessions later this fall to review a revised draft of the Ordinances. The Zoning Map is still not available. Mr. Tabori expressed concerns that the sections of the Subdivision Code for Adequate Public Facilities did not provide any guarantee that even if followed, any actual Transit Oriented development would be created. He will be sending a personal letter to the County concerning the lack of enforcement policies for the traffic mitigation measures and transit-oriented features of development with in the RTO and LTO zones.

5. New Business

a. DSP - Landy Property: DSP 18003

1. Mr. Hatcher and Mr. Ferguson reviewed the preliminary site plan. They are proposing to develop only the first phase at this time, with 131 town house units, plus the stormwater management on the western part of the property, adjacent to Belcrest Road and Northwestern HS. They are submitting an overall infrastructure plan so that all of the grading can be done at one time. They plan to incorporate a trail along the northwest side of the property, although at this time, the School Board has requested that there be no direct connection to the high school through this property. They are planning to retain the existing large trees on the site, and will be dedicating all of the streets and alleys as public rights-of-way. The Stormwater Plan is still being designed fully, but they will ensure that there is no additional runoff from the site into Wells Run. The SW solution will be submitted to DPIE, and does not go through a public hearing process.

2. Questions and Discussion: Mr. Tabori expressed concern about the number of garage and parking spaces, and the lack of any apparent connectivity to the Metro Station or encouragement of pedestrian or bike activities. Mr. Hatcher indicated that there would be a bikeshare station on Belcrest near Adelphi. He also indicated that there were no plans for transportation demand management.

3. Committee recommendation for Town Council: Will wait to review storm water plans and DSP when submitted.

b. NSR Property: Plan of Subdivision (Resubdivision): Gas Station at 3599 East-West Highway (Corner of E-W Highway and Belcrest Rd).

1. This is a notice of intent to file. We can file to be a Party of Record. We have previously echoed the concerns of the Town of Riverdale Park on this matter, but have not filed a letter with the County.

6. Other New Projects

a. Gilbane Project: Preliminary conversations with College Heights Estates, meeting set for July 24 with project Representative. Located between CHE and University behind University Baptist and University Methodist churches. Chair will contact the property's representatives and schedule a presentation from them.

7. Next meeting date and time:

a. Regular meeting August 22, 7:30 p.m. at Town Hall. After the August meeting, we will start holding meetings on the 2<sup>nd</sup> Thursday of each month, beginning with September 1

b. Zoning Rewrite meeting (Working Session tomorrow, July 19, beginning at 10 a.m. in Rm 2027 in the Administrative Bldg in Upper Marlboro)

8. Adjourn: Meeting was adjourned at 9:10 p.m.