

Planning, Community & Economic Development – Terry Schum
(301) 277-3445

The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

Litton Technology Center
Preliminary Plan 4-12014

Filed: Informational notice mailed July 18, 2012
Location: 4400, 4500 and 4600 River Road
Applicant: Joyce Engineering Corporation for University of Maryland
Purpose: Re-subdivide the subject property to permit the development of a Commercial Office and Research Park on the entire 48.57 acre property.
Status: Application has not been accepted.

Pregnancy Aid Center
Detailed Site Plan DSP-12030

Filed: Informational notice mailed July 26, 2012
Location: Intersection of Erie Street and Baltimore Avenue
Applicant: Dewberry & Davis. LLC
Purpose: Approximately 30x50 building addition and paving the existing gravel parking area.
Status: Application has not been accepted.

Shaban Property
Zoning Map Amendment A-10027

Filed: Informational notice mailed June 5, 2012
Location: 9900 Rhode Island Avenue
Applicant: Randy & Shahida Shaban
Purpose: Rezone O-S property back to C-S-C
Status: Application has not been accepted.

Greenbelt Station (4-01026)
Motion for Suspension of the Rules and Request for Reconsideration of Preliminary Plan 4-01026 and Conceptual Site Plan 01008/01

Filed: Letter to Chair Elizabeth Hewlett dated April 5, 2012 and June 15, 2012
Location: Greenbelt Station
Applicant: Norman Rivera, Attorney for owner, Sun Trust Bank
Purpose: To address the methodology used for the determination of adequate public facilities for transportation as modified by the action of the County Council in 2002 in enacting the General Plan.

Status: The Planning Board heard the merits of the case on July 26, 2012 and approved the request with conditions.

***Cafritz Property at Riverdale Park
Preliminary Plan of Subdivision, 4-12004***

*Filed: Informational notice mailed on January 20, 2012
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: James & Calvin Cafritz
Purpose: To subdivide the property for mixed-use development
Status: Application has been accepted and a public hearing will be scheduled on or before November 1, 2012.*

***Cafritz Property at Riverdale Park
Detailed Site Plan DSP-12004***

*Filed: Informational notice mailed on July 25, 2012
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: James & Calvin Cafritz
Purpose: Site infrastructure and 182,000 sf of commercial, 35,000 sf Whole Foods Market and a multifamily building.
Status: No application accepted yet.*

***Yale House
Detailed Site Plan DSP-11005***

*Filed: Informational notice mailed October 26, 2011
Location: 7302 Yale Avenue
Applicant: Agent is Courtney Galiber, RLA, ASLA
Purpose: To obtain approval of site improvements already constructed; to increase the number of student housing apartment units from 6 to 10; to obtain relief from all Landscape Manual requirements, and to rezone property from R-18 to M-U-1 to address the residential density.
Status: Application has been accepted but no hearing date scheduled.*

***Maryland Book Exchange
Detailed Site Plan DSP-10028***

*Filed: Acceptance letter mailed July 11, 2011
Location: 7501 Baltimore Avenue
Applicant: R & J Company, LLC
Purpose: Reconstruction of the Maryland Book Exchange site to include 341 units of student and academic related housing and 14,300 square feet of retail including the relocation of the Maryland Book Exchange.
Status: City Council recommended disapproval. Planning Board hearing was held on December 8, 2011 and the application was continued to January 19, 2012 to enable the applicant to revise plans. A*

revised design for the Yale Avenue façade was submitted and approved with conditions by the Planning Board. The City Council filed an appeal of this decision to the District Council. Oral argument was held on July 9, 2012 and the case was taken under advisement. On July 24, 2012, the District Council issued an order of remand to the Planning Board which will hold a new public hearing on September 13, 2012.

***Embry A.M.E. Church
Special Exception SE-4702/VSE-4702/DPLS-371***

*Filed: Pre-application notice sent May 9, 2011
Location: 5101 Lakeland Road
Applicant: Embry A.M.E. Church
Purpose: Proposal to construct a one-story addition to provide expanded office, kitchen and bathroom facilities.
Status: The Planning Board recommended approval with conditions on May 31, 2012. The Zoning Hearing Examiner heard the case on July 18, 2012 and has held the record open for receipt of additional information.*

***The Cafritz Property at Riverdale Park
Mixed-Use Town Center, MUTC; A-10018***

*Filed: Informational notice mailed June 6, 2011 and August 17, 2011. Application accepted on October 14, 2011
Location: East side of US Route 1 approximately 1400' north of intersection with MD 410.
Applicant: Jane & Calvin Cafritz
Purpose: Development of a mixed-use community in phases. The first phase proposes a Whole Foods grocery, over 100,000 sf. of retail and restaurants and 22,000 sf. of general office space. The second phase proposes 995 residential units and a 120-room hotel.
Status: The application was scheduled for a Planning Board hearing on December 15, 2011 and continued to January 12, 2012 at which time the Planning Board approved with conditions. The City Council recommended denial of the zoning request. The District Council will make the final decision on the project and held evidentiary hearings on the case on April 11, 2012, April 30, May 4, May 7 and May 11. On June 11, the deadline for the District Council to decide the case, Councilman Olson made a motion to reopen the record until June 15. The motion passed thereby changing the deadline for final action to July 16, 2012. On July 9, the District Council voted 7-2-0 to approve the application with the conditions recommended by the Planning Board. A City Council decision on whether to appeal this action to the Circuit Court is pending.*

**University Gardens
Certification of Non-Conforming Use
NCU-2036-2010-U**

Filed: Pre-application notice dated May 6, 2010
Location: 4620 Knox Road
Applicant: Larry Taub, Attorney
Purpose: To certify existing residential apartment buildings constructed in 1947.
Status: *This application will now be processed by the City of College Park.*

**College Park Homes I
CNU-12116-09**

Filed: Pre-application notice filed July 2, 2010
Location: 6923 Carleton Terrace
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: *This application will now be processed by the City of College Park.*

**College Park Homes II
CNU-12112-15-09**

Filed: Pre-application notice filed July 2, 2010
Location: 7007, 7009, 7015 & 7017 Fordham Court
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: *This application will now be processed by the City of College Park.*

**College Park Homes III
CNU-12117-19-09**

Filed: Pre-application notice filed July 2, 2010
Location: 7011, 7011A & 7013 Fordham Court
Purpose: Certification of Nonconforming Use of an existing residential apartment building constructed in 1947
Status: *This application will now be processed by the City of College Park.*

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

CPD-2012-01

Applicant: *Alpha Tau Omega House*
Location: *4611 College Avenue*
Request: *Departure from Number of Parking and Loading Spaces*
Status: *Scheduled for the Advisory Planning Commission September 6, 2012 agenda.*