

Planning, Community & Economic Development – Terry Schum
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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 Projects will remain on the report until their final disposition (approved, denied or withdrawn).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

Knox Village

Detailed Site Plan DSP-13025

Filed: Informational notice for Stormwater management concept plan mailed May 2013.

Location: Lord Calvert Manor, “Knox Boxes”

Applicant: Toll Brothers

Purpose: A mixed use project consisting of 399 multi-family dwelling units, 36 dwelling units in 18 two-over-two structures to be used for student housing and 12,248 square feet of ground floor commercial uses.

Status: Application has not been accepted

Greenbelt Metro Station

Conceptual Site Plan CSP-01008/02

Filed: Informational notice filed August 2, 2013

Location: intersection of Greenbelt Road and Branchville Road

Applicant: Dewberry Consultants, LLC

Purpose: A revision to relocate the stream valley trail to the east side of Indian Creek and to revise conditions in Planning Board Resolution No. 06-32(A)

Status: Application has not been accepted.

Metropolitan at College Park

Detailed Site Plan DSP-03098-03

Filed: Informational notices mailed April 9, 2013 and July 9, 2013

Location: 9091 Baltimore Avenue

Applicant: Metropolitan Development Group

Purpose: To revise an existing Detailed Site Plan (DSP-03098) to allow development of up to 290 units consisting of 235 multifamily dwellings and 55 townhomes.

Status: Application has been accepted. A Planning Board public hearing will be held on October 24, 2013.

**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: To construct a 30x50 building addition and pave the existing gravel parking area.
Status: Application has been accepted. The timing for this application has been waived by the applicant and a subdivision application may be required to be submitted.

**Shaban Property
Zoning Map Amendment A-10027**

Filed: Informational notice mailed June 5, 2012
Location: 9900 Rhode Island Avenue & 4926 Edgewood Road
Applicant: Randy & Shahida Shaban
Purpose: Rezone O-S property back to C-S-C
Status: Application was recently accepted by M-NCPPC. No referral has been received by the City.

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

Filed: Informational notice mailed on January 20, 2012 and January 28, 2013
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: Jane & Calvin Cafritz
Purpose: To subdivide the property for mixed-use development
Status: The Planning Board approved with conditions on May 16, 2013. The final resolution is dated June 4, 2013. The Town of University Park and a group of residents have filed appeals in the Circuit Court.

**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: Jane & Calvin Cafritz
Purpose: Site infrastructure and 182,000 sf of commercial, 35,000 sf Whole Foods Market and a multifamily building.
Status: The Planning Board approved with conditions on May 30, 2013. The final resolution is dated June 7, 2013. The City of College Park, the Town of University Park and a group of residents filed appeals with the District Council. Oral argument was heard by the District Council on September 9, 2013 and taken under advisement.

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

CPV-2013-03

*Applicant: Joyce and Andrew Jones
Location: 8705 48th Place
Request: Variance to add roof to existing deck
Status: Denied by the Mayor and Council at their July 16, 2013 meeting. On August 21, 2013, the applicants filed a Petition for Judicial Review in the Prince George's Circuit Court.*

CPV-2013-04

*Applicant: Sirak & Meseret Teffera
Location: 4810 Nantucket Road
Request: Variances to validate a widened driveway for parking in front yard
Status: Denial recommended by the Advisory Planning Commission at their June 6, 2013 meeting. On June 27, 2013 the applicant submitted a letter requesting oral argument before the Mayor and Council. The hearing was held on August 13, 2013. Mayor and Council upheld APC's recommendation and denied the variance.*

CNU-2013-01

*Applicant: College Park Homes
Location: 7007, 7009, 7011, & 7011A, 7013, 7015 and 7016 Fordham Court
Request: Certification of nonconforming use due to exceeding current density standards and exceeding current bedroom percentages
Status: Approved by the Mayor and Council at their September 10, 2013 meeting.*

CNU-2013-04

*Applicant: College Park Homes
Location: 6923 Carleton Terrace
Request: Certification of nonconforming use due to exceeding current density standards and exceeding current bedroom percentages
Status: Approved by the Mayor and Council at their September 10, 2013 meeting.*

13-0798

*Applicant: Samuel Bronstein
Location: 9026 Autoville Drive
Request: Waiver of Sections 132-4(A)(1) and 132-8(A)
Status: The Advisory Planning Commission at their June 6, 2013 meeting voted 5-0-0 to sustain the notice of violation for 13-0798. Mr. Bronstein was present during the APC hearing, but left before his case was called with no explanation or request for continuance or postponement of his appeal hearing. On August 1, 2013 the APC considered the applicants request to reconsideration the case to*

give the applicant an opportunity to present evidence. The commission voted 5-0-1 to deny the waiver. The property will be inspected in 45 days by code enforcement and a report will be presented at APC's October meeting. Mr. Bronstein will come back before the Commission in November to see if the violations have been satisfied.

CNU-2013-04

Applicant: College Park Enterprises, LLC

Location: 4802 Calvert Road

Request Certification for an 8-unit apartment building that exceeds the current maximum density requirement of 12 dwelling units per acre as non-conforming and not illegal

Status: Approval recommended by the Advisory Planning Commission at their September 5, 2013 meeting.