

1 THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF  
2 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

3  
4  
5 UNIVERSITY PLACE SHOPPING CENTER  
6 DEPARTURE FROM DESIGN STANDARDS, PPS DDS-22005, and  
7 DEPARTURE FROM PARKING AND LOADING SPACES, DPLS-22007

8  
9 T R A N S C R I P T  
10 O F  
11 P R O C E E D I N G S

12  
13 COUNTY ADMINISTRATION BUILDING

14 Upper Marlboro, Maryland

15 February 29, 2024

16 VOLUME 1 of 1

17  
18 BEFORE:

19 PETER A. SHAPIRO, Chairman

20 DOROTHY F. BAILEY, Madam Vice-Chair

21 MANUEL GERALDO, Commissioner

22 WILLIAM M. DOERNER, Commissioner

23 SHUANISE WASHINGTON, Commissioner

24

25

P R O C E E D I N G S

CHAIRMAN: All right, Commissioners, move on to our regular agenda items. We have no consent agenda items. Our first regular agenda items are Items 5 and 6 which are companion items. We'll take them one at a time.

Item 5 is a Departure from Design Standards, DDS-22005, University Place Shopping Center. Again, this is a companion item with DPLS-22007. We have Mr. Haller as representing the applicant. We have Mr. Price who will give the staff presentation. This is an evidentiary hearing, so if there's anyone we need to swear-in, we will do that at that time. I'm not sure there will be anybody, but let's start with staff presentation. Mr. Price, take it away.

MR. PRICE: Good morning. Quick sound check.

CHAIRMAN: You're a little on the soft side for me. I don't know if others are hearing the same thing.

COMMISSIONER GERALDO: Same here --

MR. PRICE: How is that?

COMMISSIONER GERALDO: -- Mr. Chair.

MR. PRICE: Is this any better?

CHAIRMAN: Yes, it is better. Wait, now you're off completely. It was better and then you went away.

MR. PRICE: How is that?

CHAIRMAN: Perfect.

MR. PRICE: Are we back on?

1           CHAIRMAN: We're back on and we're, you're good  
2 and loud.

3           MR. PRICE: Thank you. Good morning, Mr. Chairman  
4 and members of the Planning Board. For the record, I am  
5 Todd Price with the Zoning Section. Items 5 and 6, DDS-  
6 22005 and DPLS-22007 for University Place Shopping Center  
7 request approval of a Departure from the Design Standards  
8 for parking space size and a departure from parking and  
9 loading standards for the number of parking spaces required.  
10 This application has been reviewed and evaluated in  
11 accordance with the prior zoning ordinance.

12           The Zoning Section recommends the Planning Board  
13 adopt the findings of this report and approve DDS-22005 and  
14 DPLS-22007 with the conditions found in the Staff Report.  
15 The Applicant has reviewed the Technical Staff Report and is  
16 in full agreement. At this point, Staff has not received  
17 any community feedback or opposition to this application.  
18 This concludes Staff's presentation. Thank you.

19           CHAIRMAN: Thank you, Mr. Price. Commissioners,  
20 any questions for Staff before we hear from the Applicants?

21           (No affirmative response.)

22           CHAIRMAN: None? We'll turn to Mr. Haller and see  
23 if he has anything to add. Mr. Haller, good morning.

24           MR. HALLER: Thank you, Mr. Chairman, and members  
25 of the Planning Board. Thomas Haller on behalf of the owner

1 of the property who is also the Applicant, University Place  
2 Center, LLC. As we noted in our justification statement,  
3 this property has been under the same basic ownership since  
4 about 1986; and that ownership group is intimately familiar  
5 with the property and the tenants, and how it operates. On  
6 the line today is also Mr. Bob Begelman, who is a  
7 representative of the ownership group, and if the Court has  
8 any questions, he is available to answer them.

9 I think this is a fairly straightforward  
10 application. As the, as noted in the Staff Report, this  
11 property is located in the Purple Line Corridor, which is  
12 under construction. It's an active construction zone right  
13 now and that's a good thing for the County; but it's not  
14 necessarily a good thing for the shopping center because  
15 many of the parking spaces along the perimeter of the  
16 property have been removed and those that are remaining are  
17 constrained. The purpose of this application is simply to  
18 allow the owner to reconfigure the parking lot and to  
19 reclaim as many parking spaces as possible.

20 We have provided justification in our applications  
21 and we concur with Staff's, the Staff Report, their  
22 recommended findings, as well as other recommended  
23 conditions; and that we're happy to answer any questions  
24 that you have with regard to the application.

25 CHAIRMAN: Thank you, Mr. Haller. Commissioners,

1 any questions for the Applicant? Pretty straightforward  
2 case. Seeing none, I'm sorry, did somebody say something?

3 (No affirmative response.)

4 CHAIRMAN: No? Okay. Seeing none, we've got no  
5 one from the public who signed up to speak. I will, it is a  
6 hearing, I will close the hearing; and if there's nothing  
7 else from the Applicant, which I assume there is not --

8 MR. HALLER: No.

9 CHAIRMAN: -- then, Commissioners, if there's no  
10 deliberation, I would look for a motion.

11 COMMISSIONER WASHINGTON: Mr. Chairman, I move  
12 that we adopt the finding through Staff and approve DDS-  
13 22005 and DPLS-22007 to include the condition as outlined in  
14 Staff's Report.

15 COMMISSIONER GERALDO: Second.

16 MADAM VICE CHAIR: Second.

17 CHAIRMAN: A motion by Commissioner Washington is  
18 seconded by Commissioner Geraldo. Discussion on the motion?

19 (No affirmative response.)

20 CHAIRMAN: No discussion? I'll call the roll.

21 Commissioner Washington?

22 COMMISSIONER WASHINGTON: I vote aye.

23 CHAIRMAN: Commissioner Geraldo?

24 COMMISSIONER GERALDO: I vote aye, Mr. Chair.

25 CHAIRMAN: Commissioner Doerner?

1 COMMISSIONER DOERNER: I vote aye.

2 CHAIRMAN: Vice Chair Bailey?

3 MADAM VICE CHAIR: I vote aye.

4 CHAIRMAN: I vote aye as well. The ayes have it  
5 5-0.

6 MR. HALLER: Thank you very much.

7 CHAIRMAN: Thanks, everybody. So, we'll move on  
8 to Item 6. Mr. Price, anything you want to add? This is  
9 the departure from parking and loading spaces, DPLS-22007,  
10 University Place Shopping Center. This is a companion piece  
11 to Item 5. Anything you want to add, Mr. Price?

12 COMMISSIONER WASHINGTON: Mr. Chairman, I did  
13 include --

14 MR. PRICE: Nothing.

15 COMMISSIONER WASHINGTON: -- both in the, in the  
16 motion.

17 MADAM VICE CHAIR: The motion.

18 CHAIRMAN: Oh, you did? They're both included?

19 COMMISSIONER WASHINGTON: Yeah, I did.

20 CHAIRMAN: Well, I wasn't paying attention. Are  
21 we able, Ms. Tallerico, are we able to do that because  
22 we needed to have a hearing on Item 6, technically.

23

24 MS. TALLERICO: I believe the, Mr. Price's  
25 presentation comprised both. I would have re-roll the tape

1 to see if you opened up a hearing for both Items 5 and 6. I  
2 think you said that they were companion cases at the very  
3 start of this and the hearing was held simultaneously.

4 COMMISSIONER GERALDO: That's my recollection.

5 CHAIRMAN: Thank you for that. For the record,  
6 and I don't think anyone is suing us on this one, for the  
7 record, Items 5 and -- we had the hearing for Item 5 and 6  
8 concurrently; and we took actions on Item 5 and 6  
9 concurrently. So, if there's no objection from counsel or  
10 Staff, then Items 5 and, or Mr. Haller, then Items 5 and 6  
11 are done. Yeah?

12 MR. HALLER: No objection, Mr. Chairman. Thank  
13 you very much.

14 CHAIRMAN: Okay. Good.

15 MR. PRICE: Thank you.

16 CHAIRMAN: So, thank you all very much for that  
17 one. Thank you, Mr. Price; thank you, Mr. Haller.

18 **(Whereupon, the proceedings were concluded.)**  
19  
20  
21  
22  
23  
24  
25

DIGITALLY SIGNED CERTIFICATE

ESCRIBERS, LLC, hereby certified that the attached pages represent an accurate transcript of the electronic sound recording of the proceedings before the Prince George's County Planning Board in the matter of:

UNIVERSITY PLACE SHOPPING CENTER

Departure from Design Standards, PPS DDS-22005 and DPLS-  
22007

By:  Date: April 14, 2024  
Tracy Marie Hahn, Transcriber