



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** CSP-20002 **Councilmanic District:** 3  
**Meeting Date:** 6/14/2021 **Zone(s):** M-U-I / R-55  
**Case Name:** Terrapin House  
**Applicant:** 12300 Carrol Investors and Terrapin Main Street LLC  
**Location:** Located on the north side Hartwick Road, between Yale Avenue and US 1 (Baltimore Avenue) (0.89 Acres; M-U-I / R-55 Zones).  
**Request:** Requesting approval of a Conceptual Site Plan (CSP) application to rezone part of the property from One-Family Detached Residential (R-55) to the Mixed Use-Infill (M-U-I) Zone for a future mixed-use development to include 160 to 175 multifamily residential units and 10,000 to 15,000 square feet of commercial/retail uses.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:** College Park

**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 5/20/2021

**Review date:** 5/20/2021

**Action date:** 6/21/2021

*Comments:*

District Council review of this case is required by Section 27-548.26(b) of the Zoning Ordinance.

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**Staff:** Adam Bossi

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#### HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	03/10/2021	approval with conditions
M-NCPPC Planning Board	04/15/2021	approval with conditions
Clerk of the Council	04/22/2021	mailed
<b>Notes:</b> <i>Notice of Mandatory Review Hearing (using Oral Argument Procedures) was mailed to Persons of Record.</i>		
Sitting as the District Council	05/10/2021	announced hearing date
Sitting as the District Council	05/24/2021	hearing held; referred for document

**Notes:** *Adam Bossi, M-NCPPC planning staff, provided an overview of the Conceptual Site Plan application. Matthew Tedesco Esq., attorney for the applicant spoke in support along with Terry Schum, Planning Director, and Miriam Bader, Senior Planner, City of College Park. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council referred item to staff for preparation of an approving document in accordance with the Planning Board's corrected resolution (Vote: 10-0; Absent: Council Member Anderson-Walker).*

Aye: 10 Hawkins, Davis, Dernoga, Franklin, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: 1 Anderson-Walker

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06/14/2021

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**Document(s):** CSP-20002 Presentation Slides, CSP-20002\_Notice of District Council Hearing, CSP-20002 Planning Board Resolution 2021-45 - Signed, CSP-20002\_PORL, CSP-20002 Technical Staff Report, CSP-20002 Planning Board Record, CSP-20002 Transcripts 03-25-2021, PZC Notice of Intention to Participate