

Case No.: CSP-20002
Terrapin House

Applicant: 12300 Carrol Investors and
Terrapin Main Street LLC

COUNTY COUNCIL OF PRINCE GEORGE’S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — ORDER OF APPROVAL WITH CONDITIONS

On May 24, 2021, this matter was considered by the District Council on the record from Planning Board using mandatory oral argument procedures. (5/24/2021, Tr.). Having reviewed the record, Council has determined that Planning Board’s approval of Conceptual Site Plan 20002 (CSP-20002) in PGCPB No. 2021-45(C)—an 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, located on the north side of Hartwick Road, between Yale Avenue and US 1 (Baltimore Avenue), specifically at 7313 Baltimore Avenue, 7302 Yale Avenue, and 4424 Hartwick Road, College Park, Planning Area 66, Councilmanic District 3, also located in the Development District Overlay (D-D-O) Zone of the 2010 *Approved Central US 1 Corridor Sector Plan and Sectional Map Amendment* (Central US 1 Corridor Sector Plan and SMA)—was supported by substantial evidence of record, not arbitrary, capricious, or otherwise illegal.

As the basis for this final decision, the District Council adopts the findings and conclusions in Planning Board’s Resolution PGCPB No. 2021-45(C).

- A. The request to rezone Lots 9 and 10 from the One-Family Detached Residential (R-55) to the Mixed Use-Infill (M-U-I) Zone is hereby APPROVED.

B. CSP-20002 is approved subject to the following conditions:

1. Prior to certification, General Note 17 on the conceptual site plan shall be revised to state that mandatory dedication of parkland requirements will be determined at the time of preliminary plan of subdivision.
2. Prior to issuance of demolition permits, the ~~*[buildings]~~ building located at 4424 Hartwick Road ~~*[and 7301 Yale Avenue]~~ shall be recorded on ~~*[individual]~~ a Maryland Inventory of Historic Properties ~~*[forms]~~ form by a 36CFR-certified consultant. The ~~*[forms]~~ form shall be submitted to the Historic Preservation staff for review and approval.
3. At the time of preliminary plan of subdivision, consider the inclusion of a pocket park to fulfill the mandatory dedication of parkland requirement.
4. At the time of detailed site plan, the applicant shall:
 - a. Explore opportunities to preserve the two specimen trees located adjacent to Hartwick Road and Yale Avenue.
 - b. Consider providing publicly accessible bicycle racks and an area reserved for micro-mobility shared parking.

Ordered this 14th day of June, 2021, by the following vote:

In Favor: Council Members Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter, Taveras, and Turner.

Opposed:

Abstained:

Absent:

Vote: 11-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON
REGIONAL DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

By: _____
Calvin S. Hawkins, II, Chair

ATTEST:

Donna J. Brown
Clerk of the Council