

Memo

To: Mayor and City Council

CC: Tracey Nicholson, City Administrator

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Kate Powers, City Planner

Date: June 3, 2021

Re: CSP-20007, Clay Property - Action Memo
May 18 Planning Committee Materials
CSP Re-Submission Documents

The purpose of this memorandum is to provide the City Council with additional information regarding CSP-20007 (Clay Property) to inform the Council's forthcoming action.

Summary

- The applicant is proposing to rezone the Clay Property from R-80 to R-20 to permit a broader range of housing types and residential density on the property.
- On May 18, 2021, the Planning Committee met to discuss CSP-20007 and did not come to a consensus on the zoning of the property.
- On May 20, 2021, the applicant submitted a revised plan to M-NCPPC Staff.
- Motion language has been submitted by Councilmember Simasek and co-sponsored by Councilmembers Suiter and Solomon regarding CSP-20007.

Site Description

The subject property is 12.87 acres of undeveloped land located at the north end of Dean Drive and west end of Calverton Drive. The northern end of the subject property fronts the south side of Rosemary Lane, west of its intersection with Bridle Path Lane. Historic Hitching Post Hill (Historic Site 68-001) is located north of the subject property, on the north side of Rosemary Lane.

Project Description

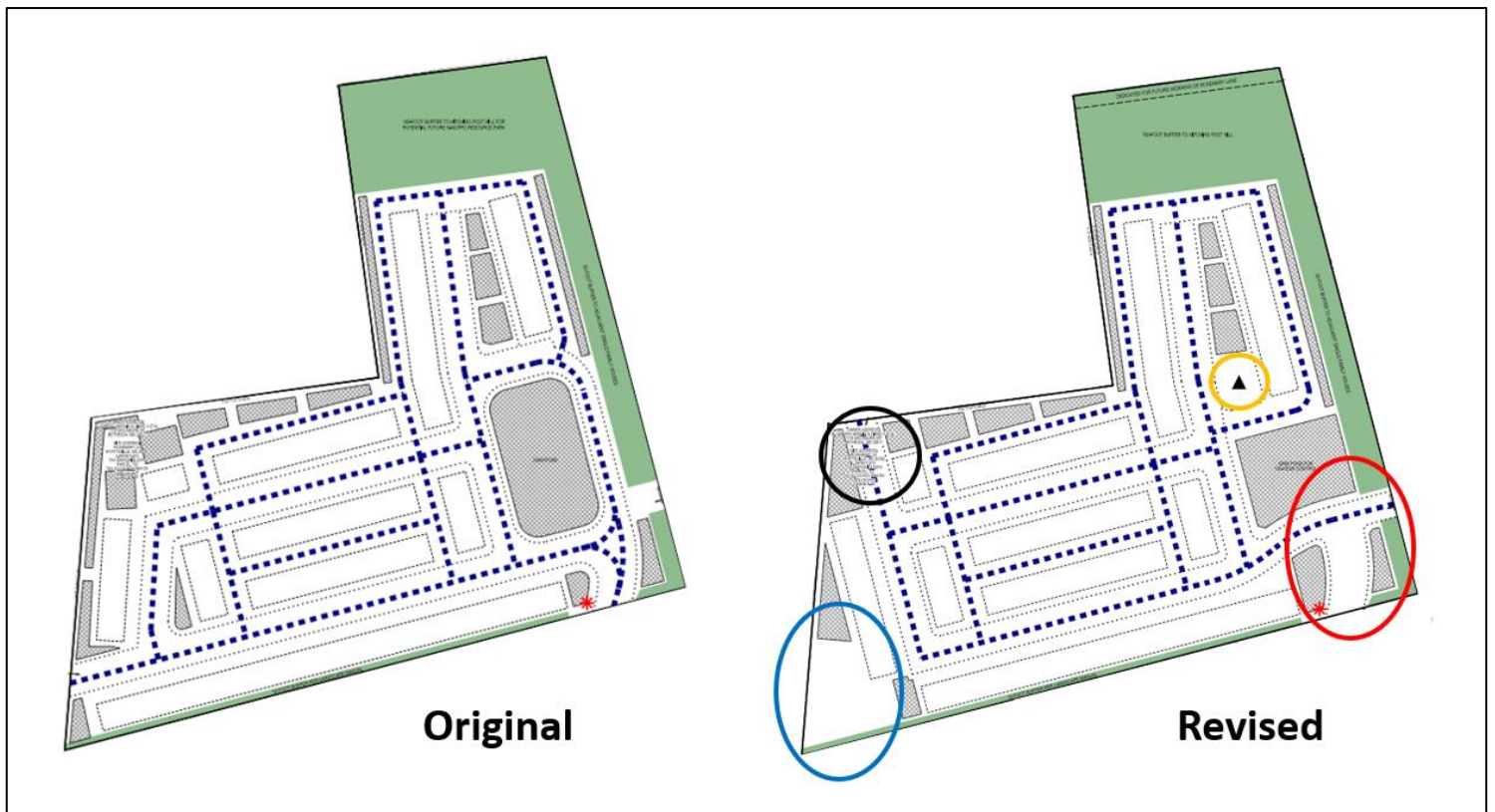
The applicant has submitted a Conceptual Site Plan proposing to rezone the Clay Property's underlying base zone within the TDDP from R-80 to R-20. The purpose of this requested rezoning is to allow for a wider range of residential uses on the property accommodating future residential development. The current plan consists of a townhouse community comprised of 135 dwelling units but lotting and layout will not be finalized until the approval of the Preliminary Plan of Subdivision (PPS).

Plan Re-Submission

On May 20, 2021, the applicant submitted a revised plan to M-NCPPC Staff.

The applicant made the following revisions to the Conceptual Site Plan (CSP):

- The plan now shows conceptual locations for open space/recreational facilities. *Circled in yellow below.*
- This intersection of the southernmost internal roadway has been reworked to provide a better alignment with Calverton Drive and Dean Drive. *Circled in red below.*
- With the redesign of the layout, the CSP now proposes to save 7 specimen trees and meet 2.04 acres (16%) of the 20% woodland conservation threshold of 2.59 acres. This redesign saves more woodland and specimen trees in the southwestern corner of the site. Lots and bio-retention have been moved out of this steep slope area in the southwest corner. *Circled in blue below.*
- The proposed park connection has been relocated to a more suitable area. *Circled in black below.*



Planning Committee Review

The applicant presented to the Planning Committee on May 18, 2021. The Planning Committee had a mixed response to the proposal.

In addition to Planning Committee members, City Staff, and applicant representatives, fourteen (14) members of the public and three (3) Councilmembers were in attendance. Full attendance report, zoom chat, and Q&A record are attached for reference.

The Planning Committee discussed the nature of the Neighborhood Edge Character Area, the change in grade across the site, and the proposed landscaping buffers. In addition, the Committee talked about the possibility of differing unit types on the property including single family detached homes and two-over-two condominiums.

The Planning Committee did not come to a consensus on the zoning of the property. There was a split vote, with three Committee members in support of the proposed rezoning and three Committee members opposed to the proposed rezoning.

The Planning Committee unanimously passed the following language:

- *The Planning Committee supports City Staff recommendation to preserve specimen trees in the southwest corner of the Clay Property. The Planning Committee supports the preservation of as many specimen trees as possible on site.*
- *The Planning Committee supports the 150-foot buffer to the north of the site as well as the potential land swap with M-NCPPC.*
- *If the 50-foot buffer is established on the east side of the property, this land should be incorporated into private lots to ensure its maintenance.*

Draft minutes from the May 18, 2021 Planning Committee meeting are attached for reference.

Proposed Motion

Motion language has been submitted by Councilmember Simasek and co-sponsored by Councilmember Suiter.

The motion recommends the following language be communicated to the Prince George's County District Council regarding CSP-20007 for the Clay Property:

The City of Hyattsville does not support the applicant's request for rezoning all 12.87 acres of the Clay Property from R-80 to R-20 through CSP-20007.

The city supports the applicant's proffer that 10% of units be moderately priced and recognizes that upzoning is a means to achieve this. However, given the environmental and historical significance of this parcel, upzoning without mandating adequate onsite forest conservation as well as measures to ensure appropriate transitions in density and height and to mitigate adverse impacts on surrounding residential communities and historic resources would conflict with several key policies of the Prince George's Plaza Transit District Development Plan (TDDP) and Countywide Green Infrastructure Plan.

Expanding access to wooded parkland and preserving historic specimen trees on the Clay Property would not only mitigate the impacts of deforestation on habitat loss, water quality degradation, and flooding

exacerbated by climate change, it would substantially improve the quality of life for current and future Hyattsville residents.

Should the County approve the rezoning request for the Clay Property, the City of Hyattsville believes the following measures would better align the CSP with City and County goals as expressed through the TDDP and Green Infrastructure Plan:

- 1. The County shall require that at least 4 total acres of conserved forest on the site, including the buffer for the Ash Hill Historic site, be dedicated as park land.*
- 2. The County shall require the applicant to configure the site boundaries and egress so as to save the 13 Specimen trees evaluated in Fair or Good condition on the eastern, southeastern, and southwestern edges of the property (numbered 5, 6, 7, 8, 1, 22, 23, 24, 25, 26, 27, 28, 29).*
- 3. The District Council shall accept the applicant's proffer for 10% of units to be "moderately priced" in the range of 60% to 80% of AMI and this condition shall be applied for a minimum of 30 years.*
- 4. The property shall consist of a mix of single-family attached and detached homes.*
- 5. Prior to a subdivision application, the property owner shall explore with PGCPs the feasibility of connecting the Clay Property to Adelphi Rd for vehicular access by extending the Northwestern High School bus entrance to Dean Drive.*

Next Steps

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider CSP-20007 on Thursday, June 24, 2021.

Any recommendations adopted by the City Council at the June 7, 2021 meeting will be conveyed to the Planning Board at the time of the M-NCPPC hearing.