

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: April 26, 2021

Re: CSP-20007, Clay Property - Presentation Memo

Attachments: Applicant Presentation
Statement of Justification
CSP Document

The purpose of this memorandum is to provide the City Council with a brief overview of the Conceptual Site Plan (CSP) for the Clay Property in advance of the applicant's upcoming presentation at the May 3 City Council meeting.

Project Summary

- The applicant is proposing to rezone the Subject Property from R-80 to R-20 to permit a broader range of housing types and residential density on the property.
- The property is located within the "Neighborhood Edge" character area of the Prince George's Plaza Transit District Overlay Zone.
- The project will include the creation of a non-motorized, multi-use path connecting the north end of Dean Drive to the western end of Calverton Drive.
- Ten percent (10%) of the total number of future dwelling units developed at the Property will be reserved for affordable/workforce housing.

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. The site location can be seen in red in Figure 1.

An existing single-family residential community is located east of the property (in blue) while Northwestern High School is located southeast of the property. The subject property is approximately 0.75 miles north of the Prince George's Plaza Metro Station (indicated by a yellow star in the figure)



Figure 1. Site Map, Clay Property

The subject property is located within the Prince George's Plaza Transit District Overlay Zone (TDDP) and part of the Neighborhood Edge Character area, an area of transition between the downtown core and the surrounding established residential neighborhoods.

The Clay Property is currently zoned R-80, limiting residential development to single-family detached housing at a density of 4.58 dwelling units per acre.

Project Summary

The applicant is proposing to rezone the Subject Property from R-80 to R-20 to permit a broader range of housing types and residential density on the property.

An R-20 zone allows for greater density and permits more housing types including single-family semidetached dwellings, single-family triple-attached dwellings, and townhouses.

The applicant plans to create a non-motorized, multi-use path connecting the north end of Dean Drive to the western end of Calverton Drive. This multi-use path will be designed in conformance with the TDDP’s design standards. The addition of this path will provide bike and pedestrian connectivity in the Neighborhood Edge Character Area and promote multi-modal accessibility throughout the Transit District.

A portion of the applicant’s Conceptual Site Plan can be seen in the figure below. Proposed dwelling locations can be seen in yellow, pedestrian circulation in light blue, vehicular circulation in dark blue, and stormwater devices in gray.

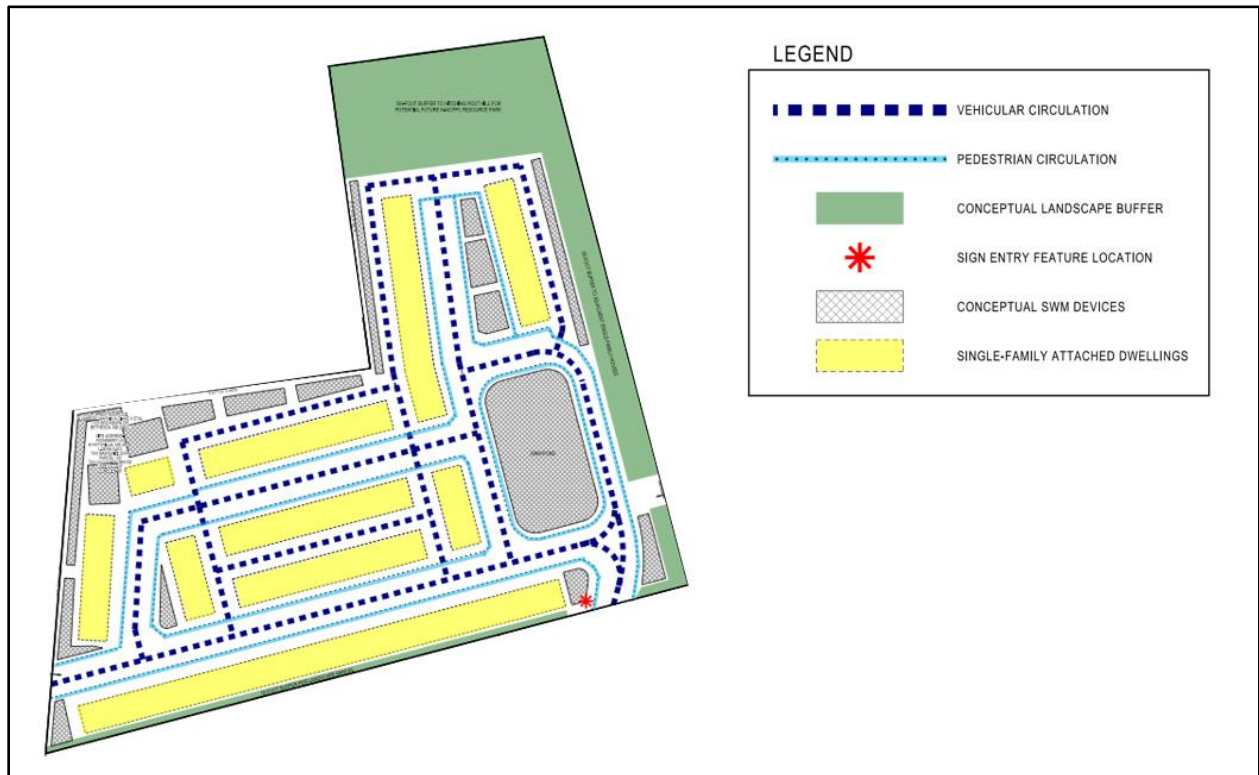


Figure 2. Conceptual Site Plan, Clay Property

Additionally, the Applicant is proposing the inclusion of affordable dwelling units as part of the planned community. Ten percent (10%) of the total number of future dwelling units developed at the Property will be reserved for affordable/workforce housing. Affordable units would be offered for sale, creating an opportunity for homeownership of new affordable units within the City.

Next Steps

On May 3, the City Council will hear a presentation by the applicant on this project. This presentation will also be seen by the Planning Committee at their meeting on May 18, 2021.

This project will be a discussion item on the City Council’s May 17, 2021 meeting agenda and an action item on the Council’s June 7 meeting.

The Prince George’s Planning Board hearing for this application is scheduled for June 24, 2021. This request will require approval from both the County Planning Board and District Council.