

Memo

To: Mayor and City Council

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

Date: May 12, 2020

Re: Magruder Pointe Development, Detailed Site Plan 18005 – City Council Action

Attachments: ARCP-DSP-18005
A-SOJ-DSP-18005
DSP-18005
Planning Committee Draft Minutes – April 2020 Meeting

The purpose of this memorandum is to provide the City Council with recommendations related to Detailed Site Plan 18005, Magruder Pointe Development.

Project Summary

- The proposed residential subdivision is located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place.
- The applicant is requesting approval of a detailed site plan to construct 15 single-family attached townhome units and 16 single-family detached units on the 3.6 +/- acre upper lot.
- The applicant has requested various modifications from the Gateway Arts District Sector Plan Design Standards.

Project Details

The subject property is located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place, within the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District.

Total gross acreage of the Magruder Pointe property is 8.26 acres and contains an upper site and a lower site as divided by Gallatin Street. The upper site is 3.60 acres and zoned R-55. It is the site of the former WSSC headquarters to the north along Hamilton Street. The applicant is requesting approval of a detailed site plan to construct 15 single-family attached townhome units and 16 single-family detached units.

Previous approvals permit a density of 31 proposed units over the 3.60 acres (CSP-18002, PPS-4-18001). The District Council’s final decision for CSP-18002 includes a density analysis supported by a footnote indicating an overall density of 72 units (31 units on the upper lot and 41 units on the lower lot).

Parent Cases

<i>Application</i>	<i>Type</i>	<i>Date</i>	<i>Status</i>	<i>Purpose</i>
CSP-18002	Conceptual Site Plan	5/13/2019	Approved	Rezone the O-S zone parcel to R-55 and allow the development of SFD and SFA dwellings on both parcels
PPS-4-18001	Preliminary Plan of Subdivision	3/12/2020	Approved	Subdivision of upper lot; 30 lots, 2 parcels, and 1 outparcel for the development of 15 SFD and 15 SHA
DSP-18005	Detailed Site Plan	-	Pending	Construction of 16 Single Family attached townhome units and 15 detached homes

Petition for Judicial Review

In late 2019, the City of Hyattsville filed a petition for judicial review of the final decision and order of the Prince George’s County District Council related to the approval of Conceptual Site Plan 18002. Under CSP-18002, the applicant was granted approval to rezone the Magruder property permitting the construction of dwelling units at a higher density than previously allowed.

Judicial review is still pending, as the Circuit Court for Prince George’s County is closed to the public through June 5, 2020 due to the Coronavirus Pandemic.

All courts in the Maryland Judiciary, court offices, administrative offices, units of the Judiciary, and the Offices of the Clerks of the Circuit Courts and the clerks’ offices of the District Court having been restricted to emergency operations and closed with limited exceptions. Courts have been authorized to conduct mandatory and/or emergency proceedings using remote communication platforms.

City Staff is recommending language be included in the Council’s correspondence requesting the applicant and the Planning Board delay their consideration of the application until the City’s legal appeal of the parent CSP application has been resolved. Inclusion of such language will help the Council maintain consistency in its stance on the project and its communication with the County Planning Board.

Staff Recommendations

- All single family attached units present on the upper lot of the site shall incorporate pitched roofs (as opposed to low-slope roofs), consistent with the architecture of the single family detached dwelling units.*

The applicant included design schematics for townhouses with low-slope roofs in their architectural packet, as they plan to build these units on the lower parcel of the property. The schematics indicate that these townhouse units will have low slope roofing with EPDM rubber, a synthetic membrane often used in the construction of flat roofing.

Staff is under the impression that the units depicted on page 3 of the architectural packet, which have roofing with a steeper slope, are the units proposed by the applicant for the upper parcel of the property.

To ensure the roofing of the townhouses is consistent with the architecture of the single-family detached homes, City Staff is recommending the Council adopt language indicating support of pitched roofs on all single family attached dwelling units on the upper parcel.

2. *The shared driveway area between Lots 20 and 22, which does not reside on private property, shall be entrusted to the site's HOA for ownership and maintenance, as proposed in the City's Exhibit 1, submitted for the record.*

or

All lots shall have separate dedicated driveway aprons as proposed in the City's Exhibit 2, submitted for the record.

All lots, except Lot 21 at the corner of Hamilton Street and 41st, have rear loading garages that are accessed via an internal public alleyway through the site. On the eastern side of the site, where the alley turns south, Lot 20 and Lot 22 meet. In order to connect the driveways on these lots to the public alley, the driveways extend off the lot properties and create a connected, shared driveway area.

Department of Public Works Staff indicated that their preference would be for Lots 20, 22, and 23 to each have a separate driveway apron. This would create a clear division between each driveway and prevent potential maintenance conflicts. DPW Staff explained that in order to ensure all lots have their own driveway apron, the paving of the public alley would need to extend further east. This will make the space easier for DPW to maintain, as opposed to the configuration requested by the applicant.

If reconfiguring the alleyway in this manner is not feasible, Staff is open to having the shared driveway space be entrusted to the HOA for ownership and maintenance. This option will also ensure that maintenance of this space does not fall to DPW Staff. A visual depiction of this option can be seen in Exhibit 1, while the extended alley option can be seen in Exhibit 2.

Exhibit 1. Lots 20 & 22, Shared Area Dedicated to HOA

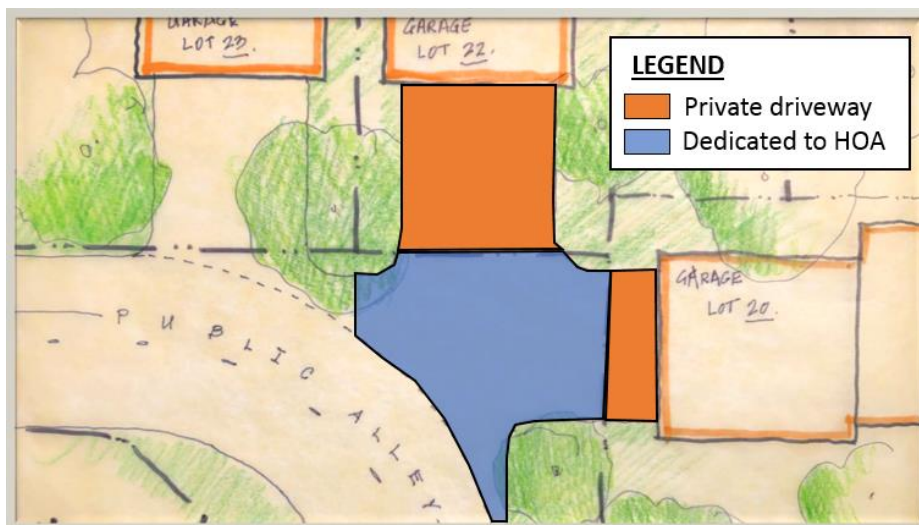
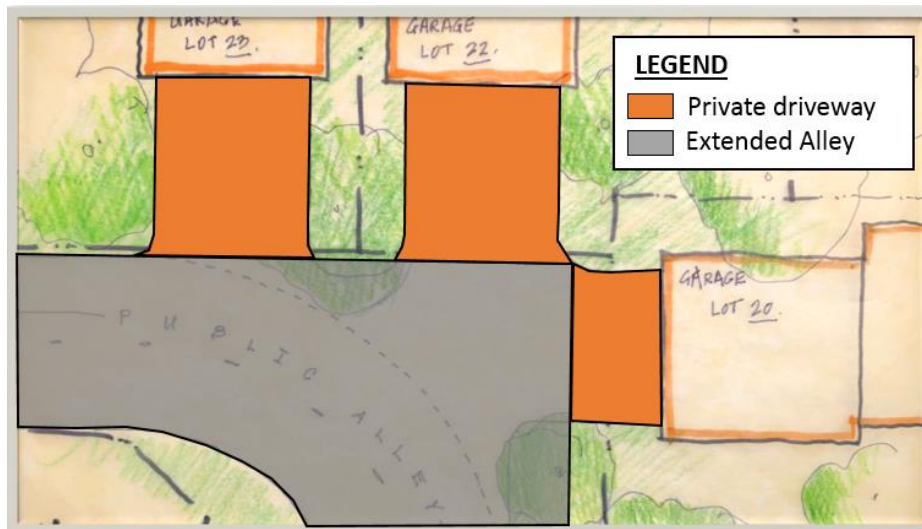


Exhibit 2. Lots 20 & 22, Extended Alley



3. *All lots shall meet the minimum lot area standard, without exception.*

Minimum lot size is a function of overall density, as it determines the maximum number of lots/dwelling units allowed in a certain area. For areas zoned R-55 within the Traditional Residential Neighborhood of the Gateway Arts District, the minimum net lot size for single family detached unit is 5,000 square feet. This sized lot is a standard in post-war suburbs. Despite this lot area minimum, the site will already be substantially denser than the surrounding area, as it will contain townhouses in addition to the single-family detached homes.

It is Staff's opinion that all lots meet the minimum lot area standard as consistent with the Sector Plan. As a result, all single-family detached lots will be afforded significant outdoor space.

Because the site has been razed and the development is new construction, there are no major impediments to creating lots within the required size constraints. It is Staff's opinion that all single-family lots can meet the minimum net lot size without creating a distinguishable difference between the new development and the existing neighborhood.

4. *Three-foot side-yards of adjacent houses shall not abut.*

City Staff is not opposed to single-family detached lots having a three-foot sideyard on one side of the unit and a larger sideyard on the opposite side of the unit. This configuration is consistent with the neighborhood character and creates usable outdoor space on the side of the unit with additional sideyard width.

To ensure homes are not built too close to one another, Staff recommends units be spaced in a manner where three-foot sideyards of adjacent houses do not abut.

5. *Buyers of single-family detached homes that are not outfitted with a wraparound porch shall have an option to include a separate side porch in the design and construction of the dwelling.*

Many of the proposed single-family homes are outfitted with wraparound porches, both a practical and aesthetic amenity consistent with the architecture of the surrounding neighborhood. These wraparound porches are made possible by the inclusion of larger sideyards. In order to allow for the best use of this outdoor space, City Staff would like all buyers to be afforded the option to include a side porch as part of their build.

6. *The applicant shall ensure all walkways and entrances can accommodate individuals with accessibility and mobility issues.*

The applicant has requested that some front yards contain three-foot wide lead walks, instead of the required five feet. City Staff is not opposed to the narrower lead walks as they are consistent with the existing infrastructure. However, Staff has some concern with how the reduced lead walks will be able to accommodate individuals with accessibility and mobility issues. Staff requests assurance from the applicant that walkways and entrances can accommodate people of all abilities.

7. *For those units without rooftop decks, the roof of the garage shall match the pitch and style of the accompanying dwelling unit.*

Staff supports the applicant's addition of rooftop decks over garages as this creates more outdoor space for owners. For those units without rooftop decks, Staff expects the roof of the dwelling unit and roof of the garage to match in pitch and style to maintain consistency.

8. *In order to mirror a more natural egress, a structured pathway shall be included on the west side of the site to give individuals a direct pathway from Hamilton Street to Magruder Park.*

Magruder Park is a significant feature of the community and provides environmental, aesthetic, and recreational benefits to the city. Staff recommends a structured pathway be included on the site connecting Hamilton Street to Magruder Park.

The far western side of the site can be precarious to navigate, as it is at the intersection of five roadways. A structured pathway would provide a safe, direct passageway from Hamilton Street to Magruder Park, providing an additional amenity to the neighborhood.

Planning Committee Comments

The applicant met with the Planning Committee on April 21, 2020 to present and discuss the detailed site plan application. Committee members were generally supportive of the project presented.

Recommendations adopted by the Planning Committee are as follows:

- The Planning Committee believes the materials proposed by the applicant are appropriate and consistent with the neighboring single-family homes. We believe brick material can be an option but should not be a requirement for the townhouses. Passes; 5 in favor, 1 abstention.
- The Planning Committee supports the applicant's variance for a 3-foot side yard setback. Passes; 5 in favor, 1 abstention.
- The Planning Committee agrees that the configuration of Lots 20 and 22, abutting at a 90-degree angle, does not pose any issues. Passes; 5 in favor, 1 abstention.

- The Planning Committee recommends the developer offer rooftop decks on garage roofs as an amenity. Passes; 4 in favor, 1 in opposition, 1 abstention.

Other topics of discussion at the meeting included site landscaping, project timeline, and the creation of a walkway from Hamilton Street to Gallatin Street.

Draft meeting minutes from the April 21, 2020 meeting are attached for reference.

Next Steps

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider DSP-18005 on June 11, 2020. Any recommendations adopted by the City Council at the May 18, 2020 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

Staff is recommending the City Council adopt the following motion:

“Consistent with past correspondence with the Planning Board and M-NCPPC Staff, the Hyattsville City Council respectfully requests the applicant and the Planning Board to delay its consideration of the detailed site plan application until the City’s legal appeal of the parent CSP application has been resolved. Any action taken regarding this application may be reversed in the future depending on the outcome of the appeal.

Despite great opposition by the City, if the applicant and the Planning Board is to proceed with consideration of DSP-18005, the City requests the Planning Board consider the following revisions to the application as conditions for approval:

1. All single family attached units present on the upper lot of the site shall incorporate pitched roofs (as opposed to low-slope roofs), consistent with the architecture of the single family detached dwelling units.
2. The shared driveway area between Lots 20 and 22, which does not reside on private property, shall be entrusted to the site’s HOA for ownership and maintenance, as proposed in the City’s Exhibit 1, submitted for the record.

or

All lots shall have separate dedicated driveway aprons as proposed in the City’s Exhibit 2, submitted for the record.

3. All lots shall meet the minimum lot area standard, without exception.
4. Three-foot side-yards of adjacent houses shall not abut.
5. Buyers of single-family detached homes that are not outfitted with a wraparound porch shall have an option to include a separate side porch in the design and construction of the dwelling.

6. The applicant shall ensure all walkways and entrances can accommodate individuals with accessibility and mobility issues.
7. For those units without rooftop decks, the roof of the garage shall match the pitch and style of the accompanying dwelling unit.
8. In order to mirror a more natural egress, a structured pathway shall be included on the west side of the site to give individuals a direct pathway from Hamilton Street to Magruder Park.”