

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: February 16, 2021

Re: DSP-19020-01 (Landy Property Phase 2)

Attachments: Applicant Presentation
Draft SOJ

The purpose of this memorandum is to provide the City Council with a summary of the Detailed Site Plan (DSP) application for the second phase of the proposed townhouse community development on the Landy Property.

Project Summary

- The applicant is proposing the infrastructure for lotting pattern 200 townhouses in the second phase of the Landy Property Community.
- The property is located within the “Neighborhood Edge” character area of the Prince George’s Plaza Transit District Overlay Zone.
- The Phase 1 DSP for this project has previously been approved. Phase 2 of the project will occur west of Phase 1 and will share similar architecture.

Project Details

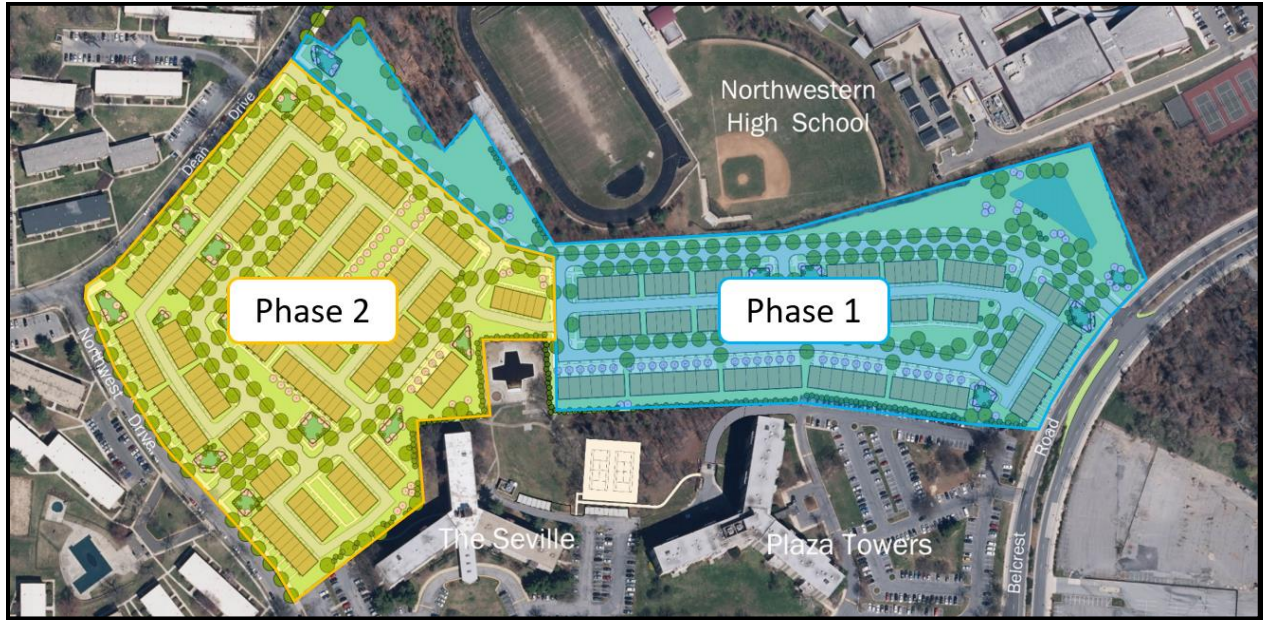
The subject property is approximately 24.58 acres and located in the northwest quadrant of the intersection of Toledo Terrace and Belcrest Road, north of the existing Plaza Towers and Seville multifamily buildings and south of Northwestern High School. The Landy Property is currently undeveloped and was recently annexed into the City of Hyattsville. The site is zoned R-20 (“One-Family Triple-Attached Residential”) and located within the “Neighborhood Edge” character area of the Prince George’s Plaza Transit District Overlay Zone.

In 2018, the applicant submitted DSP-18003 for approval of the infrastructure for Phase 1. On March 11, 2019, the District Council approved the Order of Approval for DSP-18003. The Planning Board approved the Resolution of Approval for DSP-18003 on November 8, 2019 subject to conditions.

Through DSP-19020-01, the applicant, Marvin R. Blumberg Company, is proposing the infrastructure for lotting pattern 200 townhouses in the second phase of the project through this DSP application.

The locations of Phase 1 and Phase 2 within the Landy Property can be seen in Figure 1, below.

Figure 1. Landy Property, Phase 1 and Phase 2



The additional townhouses in Phase 2 will carry forth the same architecture for the 131 previously approved townhouses in Phase 1. A rendering of the townhouse architecture can be seen in Figure 2, below.

Figure 2. Landy Property, Architectural Rendering



Next Steps

This project will be a presentation item on the agenda for the February 16, 2021 City Council meeting and will be seen by the Planning Committee at their meeting on February 23, 2021.

Council will likely see this project as a discussion item on the agenda for their March 1, 2021 meeting.

The Planning Board date for the project has not yet been scheduled.