



Staff Report

To: Mayor and City Council

From: Debi Sandlin Director, Community & Economic Development; Jeff Ulysse, City Planner

Date: July 5, 2024

Re: Staff Draft II West Hyattsville-Queens Chapel Sector Plan and SMA

Attachments: WHQC Presentation to Hyattsville (MNCPPC Presentation)

[Staff Draft II West Hyattsville-Queens Chapel Sector Plan and SMA](#)

The purpose of this memorandum is to provide staff recommendations to Council for review on the Staff Draft II West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA).

City Council Action to Date and Overview

On October 20, 2020 and November 2, 2020, MNCPPC staff provided a presentation to the Hyattsville Planning Committee and City Council to detail the development of the West Hyattsville-Queens Chapel Sector Plan and to provide an opportunity for initial comments.

Community Engagement events were conducted throughout December 2020 – March 2021. Opportunities for engagement included focus groups, stakeholder interviews, bilingual virtual engagement events, as well as on demand engagement tools such as social media, virtual town halls, and interactive maps.

On July 28, 2022, the Prince George’s County Planning Board released [the Staff Draft West Hyattsville-Queens Chapel Sector Plan and the Proposed Sectional Map Amendment \(SMA\)](#) for public review.

On September 19, 2022, MNCPPC staff presented the Staff Draft plan and City staff provided initial recommendations for review.

On October 11, 2022 Staff provided oral and written testimony to the County Council expressing the City’s support of the Draft plan as well as recommendations for a number of policy areas within the plan.

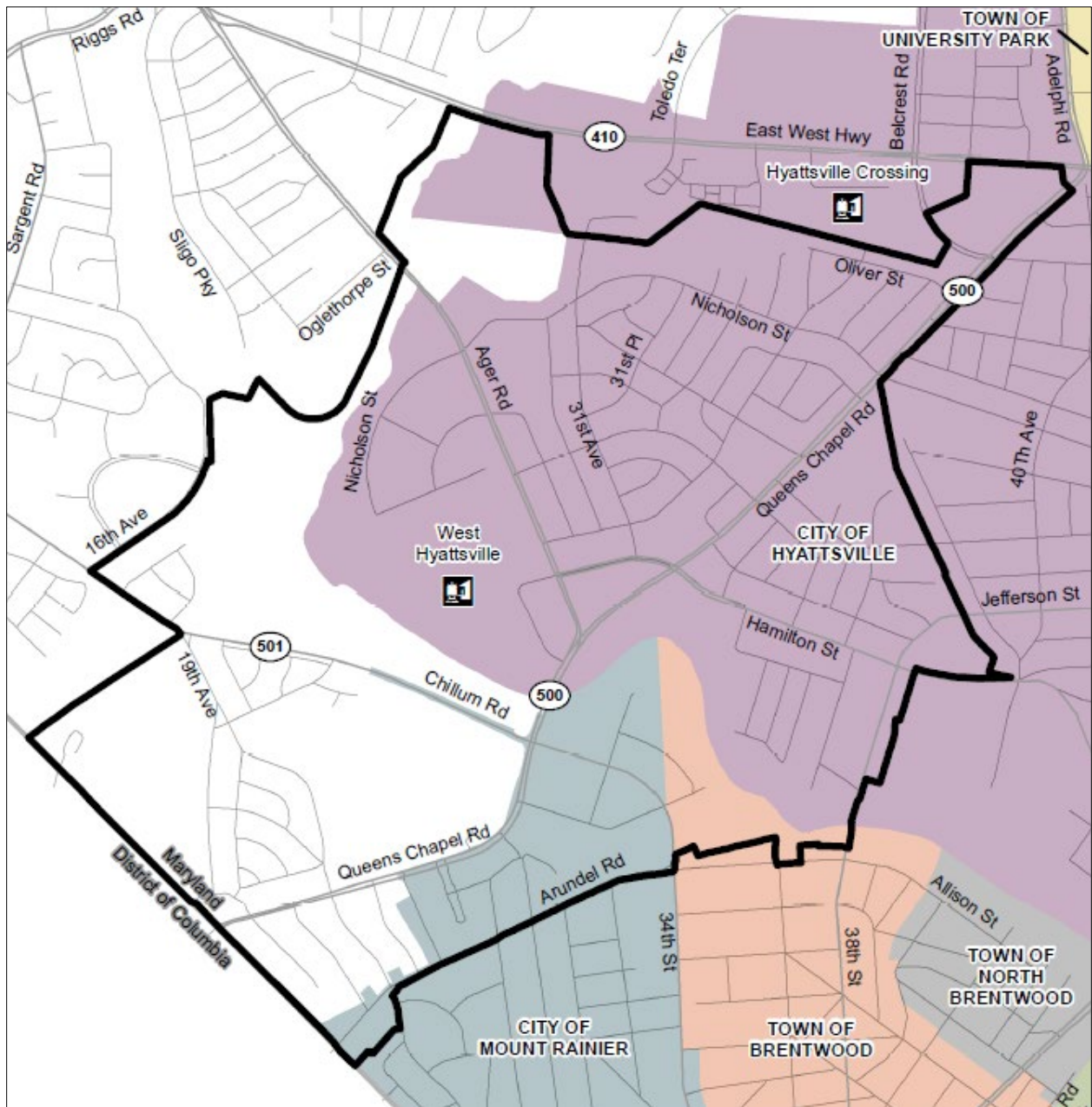
On May 2nd, 2024 MNCPPC staff released the Staff Draft II West Hyattsville-Queens Chapel Sector Plan and SMA to the public

Sector Plan Background and Boundary

This document provides guidance for future development including design guidelines and land use recommendations. Sector Plan standards ensure development outcomes are supportive of the community's goals in and around the West Hyattsville Metro Station, a Local Transit Center designated in Plan Prince George's 2035.

The West Hyattsville-Queens Chapel Sector Plan replaces the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlap Zone and supersedes (within the project boundaries) the 1994 Approved Master Plan for Planning Area 68 and the 2004 Approved Sector Plan for the Prince George's County Gateway Arts District as shown in Exhibit A below.

Exhibit A. West Hyattsville-Queens Chapel Sector Plan Area



The contents of the West Hyattsville-Queens Chapel Sector Plan reflect the vision and goals contained in Plan 2035, including focusing new development in designated centers and preserving existing neighborhoods. The area's existing conditions, issues and opportunities identified by community members and other stakeholders, and market potential were explored during engagement sessions.

In January 2022, the District Council initiated a sectional map amendment to be conducted concurrently with the Sector Plan. A [sectional map amendment \(SMA\)](#) is a comprehensive rezoning process that implements sector plan recommendations culminating in a new zoning map for the sector plan area. Concurrent SMA facilitates efficient implementation of the rezoning recommendations outlined in the sector plan at the same time as plan approval.

Sector Plan Elements

The Staff Draft II West Hyattsville-Queens Chapel Sector Plan by the Maryland-National Capital Park & Planning Commission outlines a comprehensive vision for the development of the southwestern portion of Planning Area 68 through 2048. The plan aims to replace and update previous plans, including the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone and other related master plans.

Key elements of the plan include:

- 1. Transit-Oriented Development:** Emphasizing residential growth around the West Hyattsville Local Transit Center and the Prince George's Plaza Regional Transit District, the plan encourages transit-adjacent, pedestrian-friendly development to reduce reliance on single-occupancy vehicles and enhance accessibility.
- 2. Community Engagement:** Developed with input from a diverse range of stakeholders including residents, business owners, and local municipalities, the plan incorporates community feedback gathered through virtual engagement due to the COVID-19 pandemic.
- 3. Environmental Sustainability:** The plan highlights the importance of preserving natural resources and environmentally sensitive areas, particularly around the Northwest Branch Stream Valley Park. It aims to create green spaces that support ecological functions and recreational activities.
- 4. Housing and Economic Diversity:** The plan seeks to provide a range of housing options to accommodate various income levels, promoting a community where people can live, work, and age in place. It also supports local businesses, fostering vibrant commercial areas that encourage economic growth and social interaction.
- 5. Implementation Framework:** The plan includes a detailed implementation framework outlining the timeline, necessary partnerships, and key action items to achieve its vision over the next 25 year.

Planning Committee Comments/Recommendations

On July 16th 2024 the Planning Committee provided the following comments and recommendations for consideration by the Mayor and City Council:

The Planning Committee is in support of the Staff Draft II Sector Plan and SMA and recommends a complete Missing Middle Housing study. The study should allocate sufficient time for public review,

comprehension and comment prior to the adoption of the proposed re-classification of RSF-65 to RSF-A by the Planning Board. The Planning committee has some concerns regarding the potential impacts of the proposed zoning change (RSF-65 to RSF-A) and would benefit from additional information and clarification from the county.

The Planning committee recommends as part of a Missing Middle Housing Study that additional outreach be completed in ways that reach more members of the community inclusive of those who are non-English speakers.

As it relates to the proposed implementation of the Missing Middle Housing framework, the study should also provide an explanation as to why this action is being applied through the use of spot-zoning instead of a county-wide zoning change.

The Planning Committee recommends investigating additional uses of traffic calming methods inclusive of parked cars as opposed the elimination of on-street parking.

The Planning Committee is also concerned about the use of permit caps to mitigate the unintended and negative consequences of the proposed adoption of the aforementioned zoning change and recommends the study of alternative mitigation strategies.

The Planning Committee recommends additional review of school capacity and the absorption of additional students into a potentially overcrowded schools and overall impacts on infrastructure should be considered.

Staff Recommendations

Specific city staff recommendations are outlined the Table 1 below by Policy Element.

Table 1. Summary of Staff Recommendations by Policy Element dated 10/11/2022

Key Policy Element	Policies and Strategies Reference (page)	Staff Recommendation
Land Use	Properties Recommended for Classification in the RSF-A Zone (79, 80)	Staff recommends that MNCPPC generate a Missing Middle Housing Study for the properties proposed for classification to RSF-A and areas not identified within the sector plan area. The Study should look to provide stakeholders with the opportunity to express their priorities and concerns with the proposed zoning changes. The study should also address concerns involving parking, building scale, stormwater, quality of life and overall impacts to city infrastructure. The study should be conducted prior to the adoption of the proposed re-classification to the RSF-A zone.
Housing and Neighborhoods	Implement Housing Opportunities for All HN 1.3 (174-175)	

Timeline and Next Steps

A joint public hearing was scheduled for July 8th 2024 and is now re-scheduled for September 10, 2024. The public comment period will close at the closure of the joint public hearing.

Following the closure of the public record, the Planning Board will consider the adoption of the sector plan and endorsement of the SMA. Submission of the adopted Plan and SMA to the District Council is expected to occur in the Fall of 2024. District Council review and adoption is expected in the Spring (April) of 2025.