

WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT

City of Hyattsville Briefing
City Council
June 2, 2025



PRELIMINARY DRAFT III
**WEST HYATTSVILLE
QUEENS CHAPEL**

APRIL 2025

SECTOR PLAN

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AGENDA

- Background
- Major Changes
 - City of Hyattsville
- Schedule

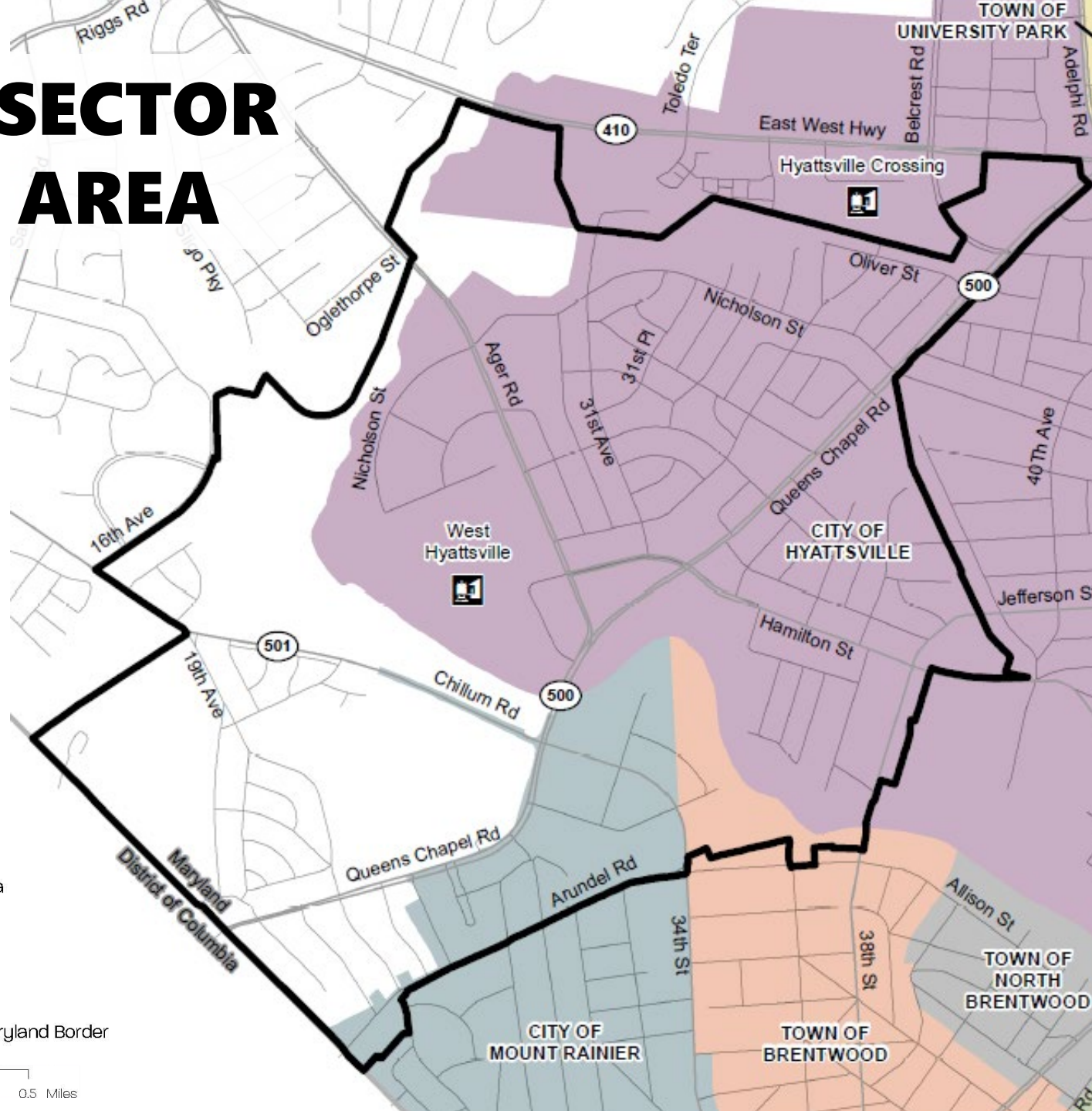


BACKGROUND



Date	Event
January 18, 2022	Sector plan and SMA initiated by County Council
July 28, 2022	Initial Draft Sector Plan and Proposed SMA released to public
October 11, 2022	First Joint Public Hearing
December 15, 2022	Planning Board remanded Draft Sector Plan and Proposed SMA back to staff
January 2023 to April 2024	Revising Draft II Sector Plan and Proposed SMA
May 2, 2024	Permission to Print Draft II Sector Plan and SMA
October 1, 2024	Second Joint Public Hearing
January 9, 2025	Planning Board remanded Draft Sector Plan and Proposed SMA back to staff for revision
April 24, 2025	Permission to release the preliminary plan (draft III)

SECTOR PLAN AREA



- Mostly within Planning Area 68
- Entirely within Councilmanic District 2
- Includes portion of the City of Hyattsville
- Northern boundary: Prince George's Plaza Regional Transit District
- Southern boundary: Washington, D.C.
- Surrounds the 2006 West Hyattsville TDDP boundary

COMMUNITY OUTREACH RECAP



Based on community input from the last Joint Public Hearing:

- **State Housing Legislation** – Staff reviewed the plan to align with HB 538 (effective Jan. 1, 2025) by encouraging construction of affordable housing shortages near Metro.
- **Zoning Ordinance Updates** – Staff reviewed the plan to ensure it aligns with CB-15-2024 (effective Sept. 2024) which revised the Zoning Ordinance.
- **Affordable Housing Preservation** – Staff assessed risks of affordable housing loss and developed strategies to mitigate displacement.
- **Neighborhood Zoning Review** – Staff Revised zoning for single-family detached residential areas within the sector plan.

MAJOR CHANGES OVERVIEW



SUMMARY

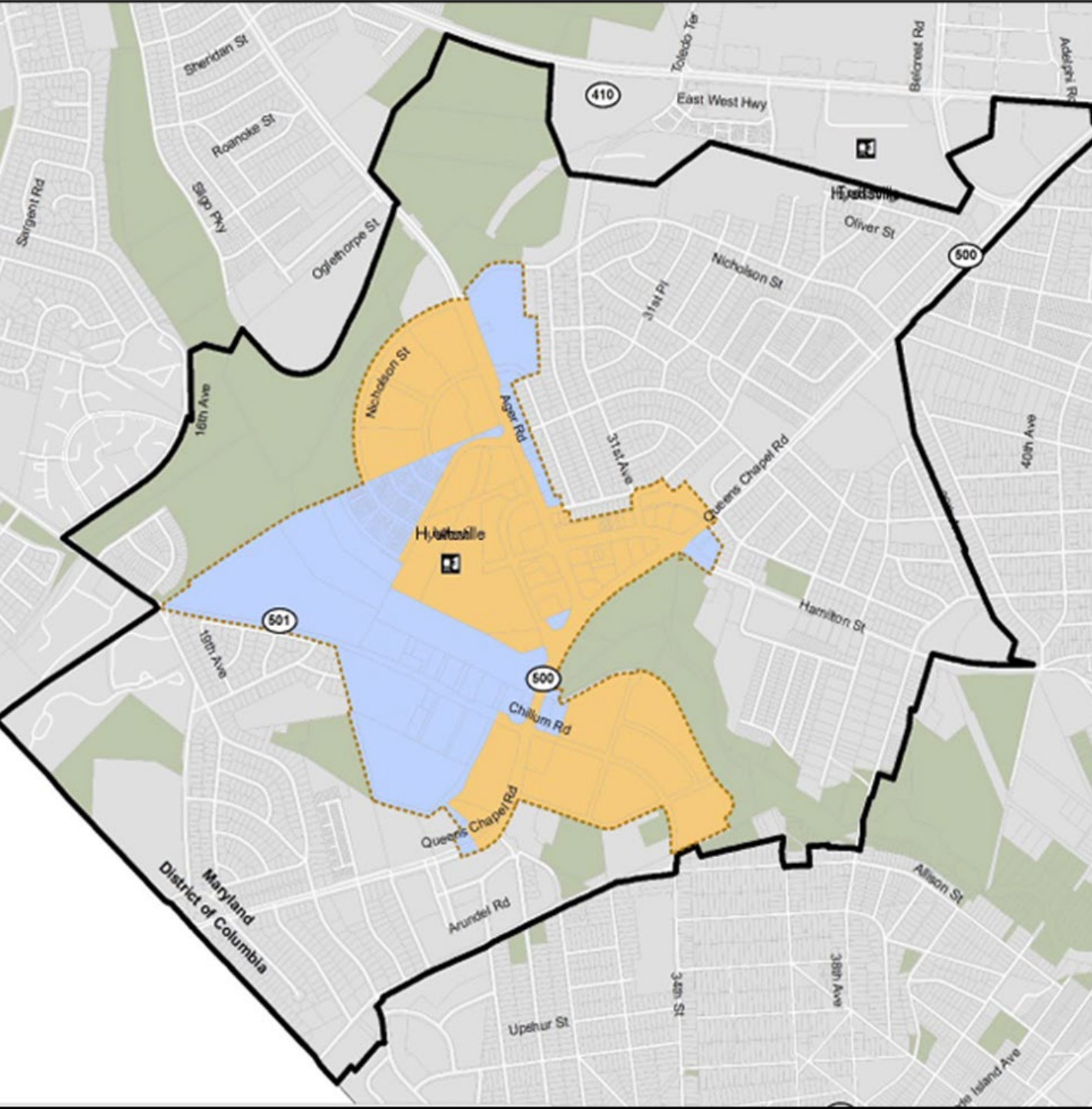
- Major Changes in plan elements:
 - Land Use/Zoning
 - Transportation
 - Housing and Neighborhoods
 - Community Heritage, Culture, and Design
 - Public Facilities
- No major changes to the plan vision or plan elements:
 - Economic Prosperity
 - Natural Environment
 - Healthy Communities

MAJOR CHANGE

LOCAL TRANSIT CENTER BOUNDARY



- WHLTC Boundary
 - Added/Removed certain Rights-of-Way
 - Returned several properties along Chillum Road back to Center boundary



MAJOR CHANGES LAND USE



Added Strategies for Future Potential Work Programs:

- Conduct a comprehensive floodplain study that explores creating a floodplain overlay zone that supports BMP/LID development standards.
- Conduct a study of Transfer of Development Rights to enhance development predictability and deliver more public benefits.

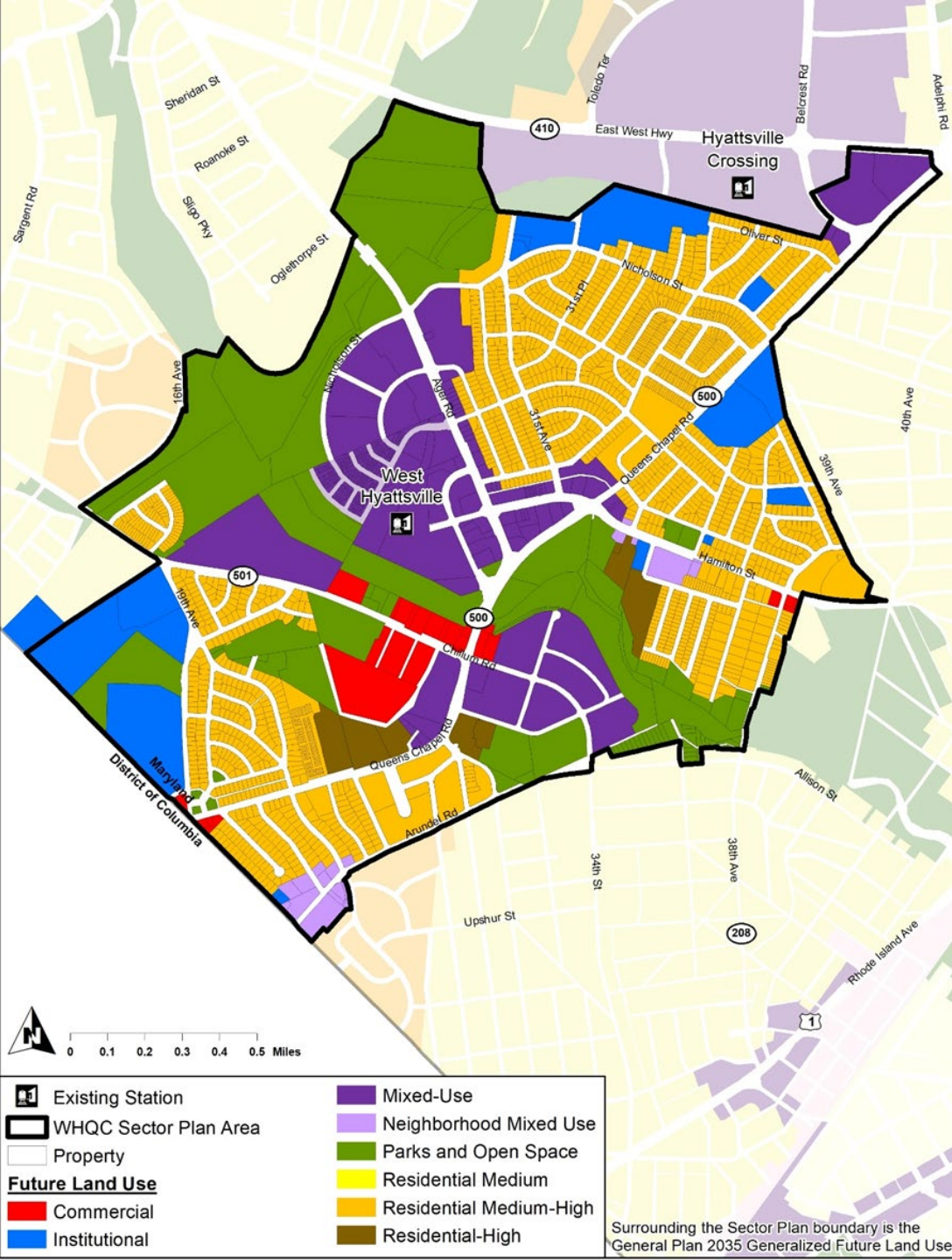
MAJOR CHANGE

FUTURE LAND USE

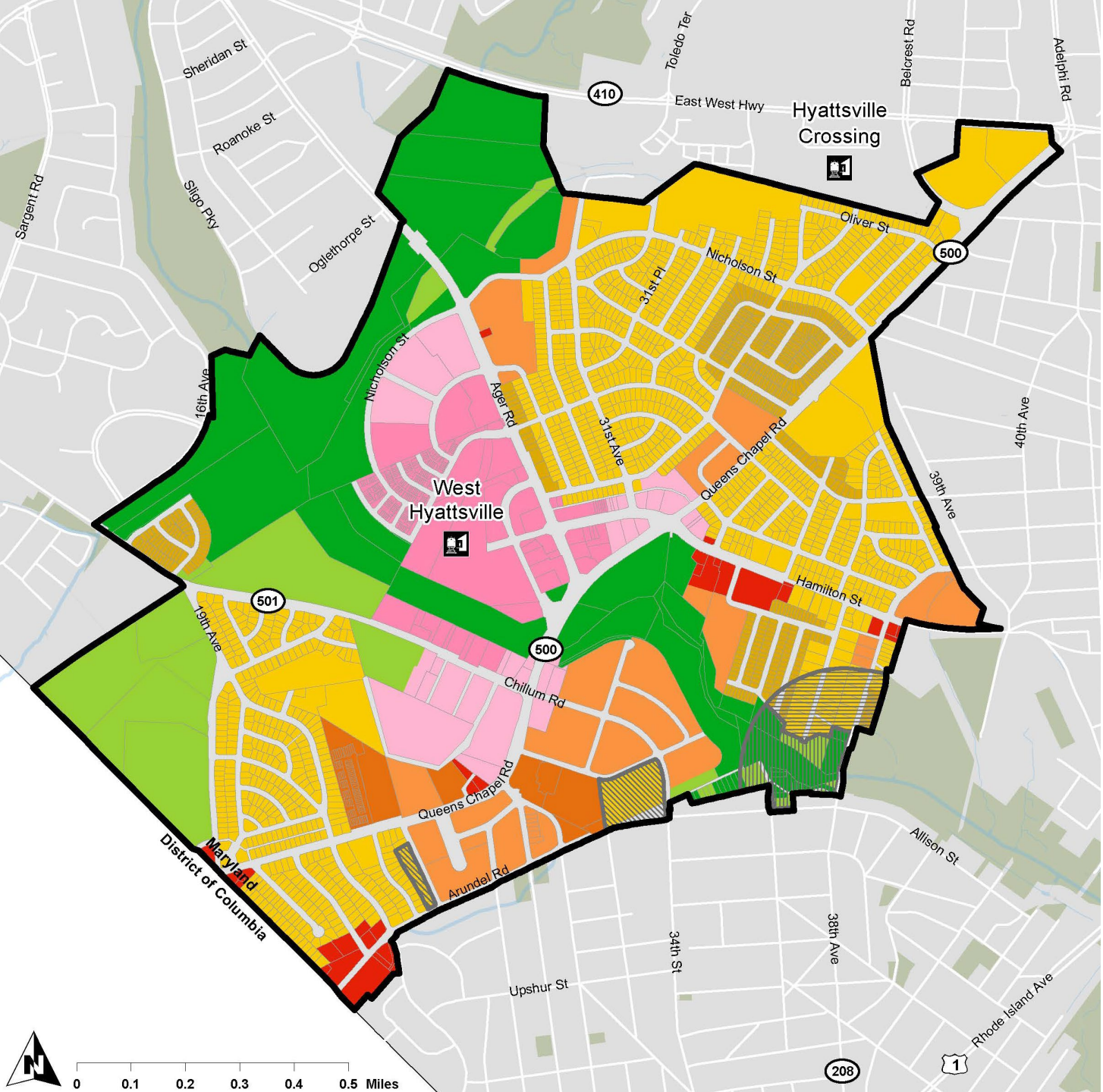
MAP



- All single-family neighborhoods changed from Residential Medium to Medium High
- Washington Gas Light Company property changed to Mixed-Use from Institutional

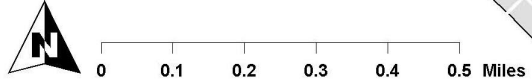


EXISTING ZONING



- WHQC Sector Plan Area
- Property
- Existing Station
- Neighborhood Conservation (NCO)
- Chesapeake Bay Critical Area
- Intense Development (IDO)
- Resource Conservation (RCO)

- Existing Zoning
- Rural and Agricultural
- ROS
 - AG
- Residential
- RSF-65
 - RSF-A
- RMF-20
 - RMF-48
- Nonresidential
- CGO
- Transit-Oriented/Activity Center
- LTO-C
 - LTO-E

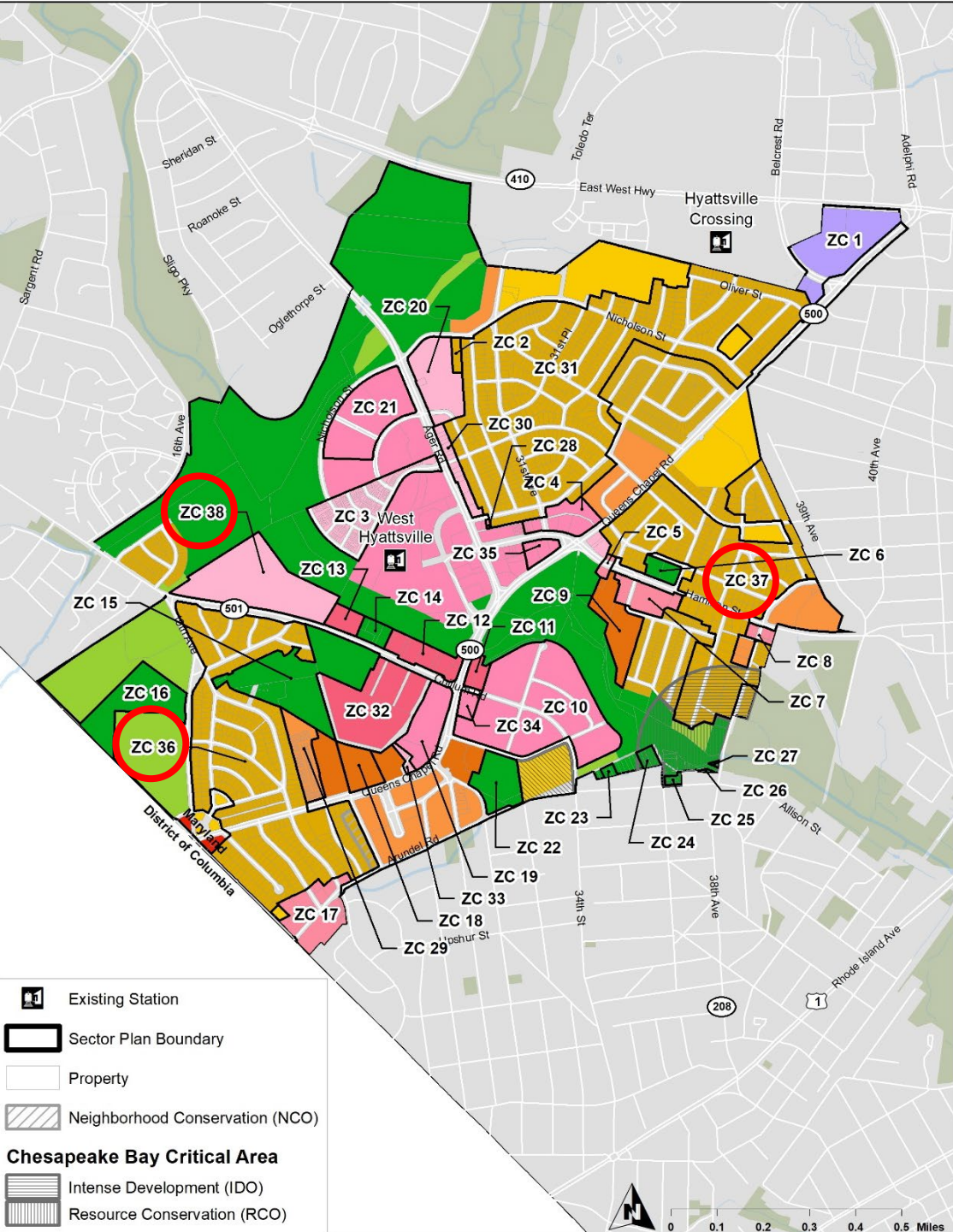


MAJOR CHANGE

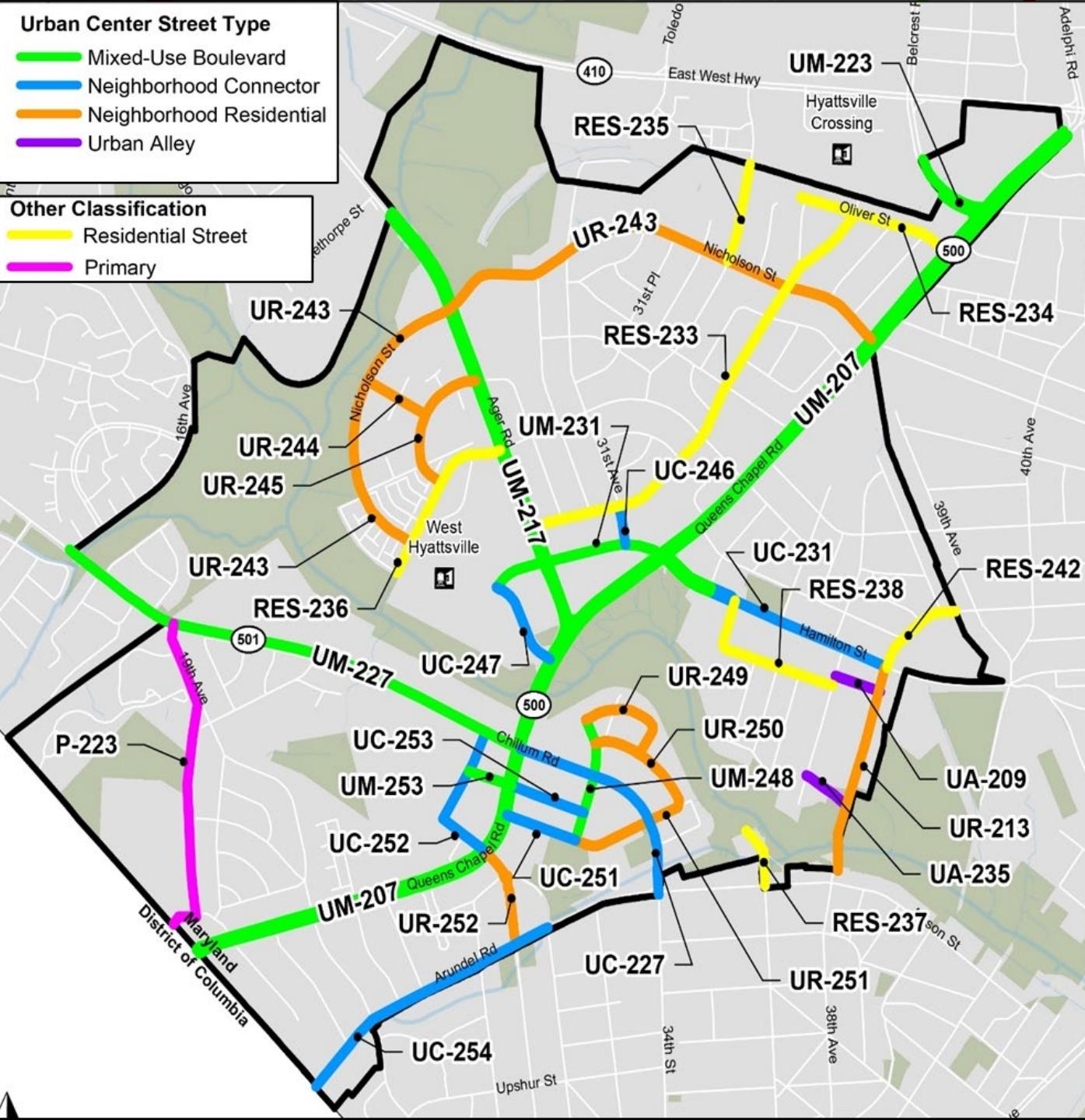
PROPOSED ZONING



- Replaced all Residential Single-Family-65 (RSF-65) to the Residential Single-Family, Attached (RSF-A) Zone
- Rezone the Washington Gas Light Company property to Local Transit-Oriented- Edge (LTO-E)
 - Upgraded bike/ped recommendations for Chillum Road
 - Added intermediate design guidelines (HD 8)



Change	Zoning Change	Acreage
36	RSF-65 to RSF-A	67.10
37	RSF-65 to RSF-A	56.78
38	AG to LTO-E	21.27



MAJOR CHANGE

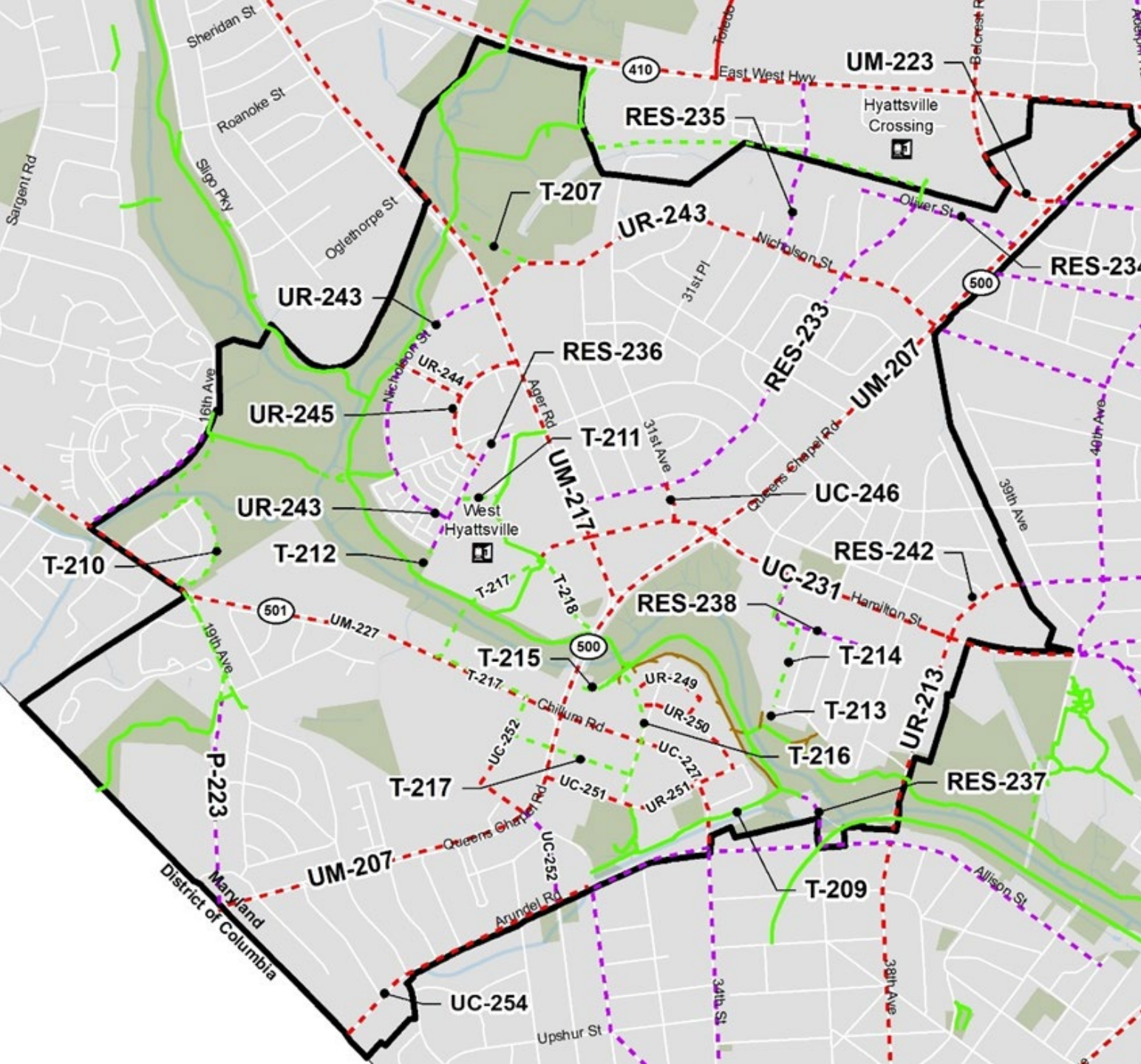
TRANSPORTATION

- Reconciled with the ongoing Go Prince George's Preliminary Master Plan of Transportation



MAJOR CHANGE BICYCLE & PEDESTRIAN FACILITIES

- Changed bike lanes (BL-200, Jamestown Road) to shared-use path (RES-233)



WHQC Sector Plan Area

Existing Station

Existing Bicycle and Pedestrian Facilities

Park Trail and Shared Use Path

Bicycle Lane

Shared Lane

Recommended Bicycle and Pedestrian Facilities

Park Trail and Shared Use Path

Bicycle Lane

Shared Lane

MAJOR CHANGES HOUSING & NEIGHBORHOODS

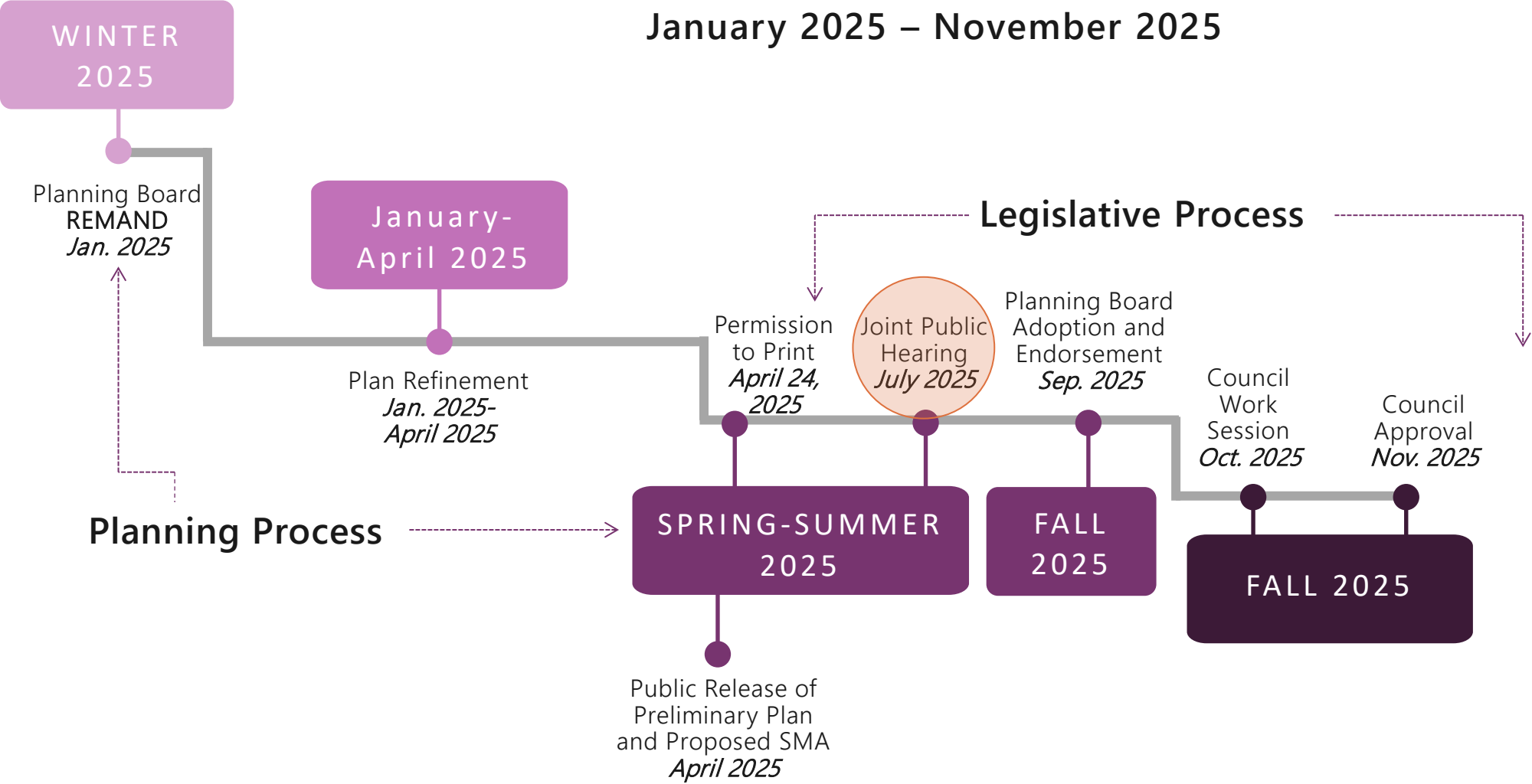


- Reorganized to emphasize anti-displacement and affordable housing strategies
- New strategies were added to Policy HN 2 to:
 - develop long-term anti-displacement measures
 - connect at-risk residents with free legal assistance
 - support advocacy groups for renters
 - enact "right to return" legislation
 - establish a Community Land Trust for affordable housing
- In response to and support of HB-538, new policies and strategies were added to Policy HN 4:
 - encourage increased density for "qualifying projects" near the West Hyattsville Metro
 - encourage affordable units and missing middle housing in single-family zones

ANTICIPATED SCHEDULE



January 2025 – November 2025





THANK YOU!

QUESTIONS?

Email us at
whqc@ppd.mncppc.org

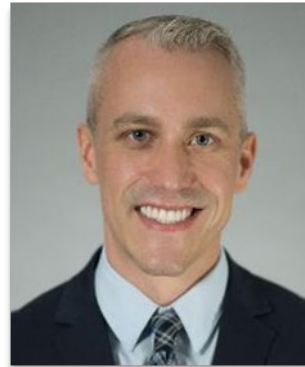


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