



# Memo

To: Mayor and City Council

From: Holly Simmons, Acting Director, Community & Economic Development

Date: November 9, 2023

Re: Ager Road Townhomes (Hok Subdivision) – Preliminary Plan of Subdivision 2023-030

Attachments: Preliminary Plan of Subdivision 2023-030  
Statement of Justification  
Prior approval: Stormwater Management Concept Plan 46389-2022-01  
Prior approval: Concept Erosion and Sediment Control Plan 88-2023

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The purpose of this memorandum is to provide the City Council with a summary of the preliminary plan of subdivision (PPS) application for the Ager Road Townhomes.

## Project Summary

- The subject application proposes to subdivide 0.392 acres into 5 lots to accommodate five (5) single-family attached residential units (townhouses).
- Staff review is ongoing. This item is scheduled for Planning Committee on December 5, 2023, and will be on Council's agenda for Action on December 18, 2023.
- The application is a minor subdivision and will not have a Planning Board hearing. The final decision will be made by the Planning Director on or before January 23, 2024.
- As less than 10 townhouses are proposed, it is anticipated that the development will not require a Detailed Site Plan; however compliance with the applicable development standards, landscape manual, and tree canopy coverage ordinance will have to be demonstrated with this PPS.

## Project Description

The subject property is a 0.392-acre (17,077sf) parcel located approximately 200 feet south of the intersection of 29<sup>th</sup> Avenue and Ager Road at 5713/5715 Ager Road, Hyattsville (Figure 1). The site is currently undeveloped and occupied primarily by a mowed lawn.



Figure 1. Subject site

The proposal contemplates the subdivision of two adjacent parcels to accommodate five (5) single-family attached dwelling lots along with two parcels (Parcel A and Parcel B) to be conveyed to a future homeowners association. Lots 1 through 5 are proposed to be 20' x 63'. Parcel A would contain open space area and landscape buffers. Parcel B is proposed to contain an 18-foot-wide private road/alley that would run behind the dwellings and serve as the only direct vehicular access to Ager Road (Figure 2). Dwellings will front on Ager Road, and no driveway access is proposed from the fronting street.

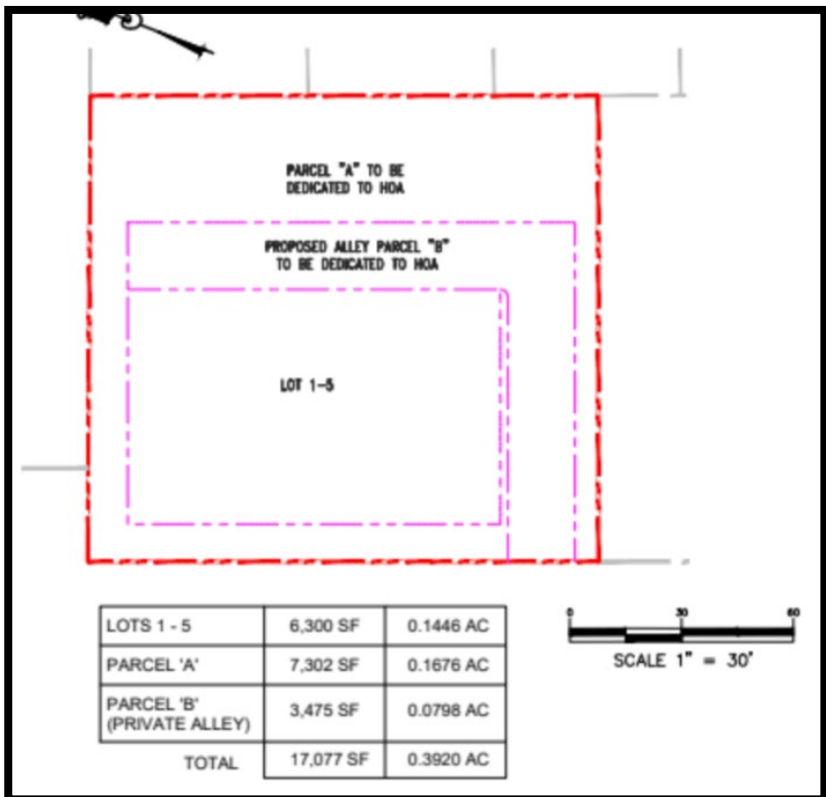


Figure 2. Lots 1-5, Parcels A and B

**Prior approvals**

Concept Erosion and Sediment Control Plan 88-2023 was approved on September 13, 2023, and Stormwater Management Concept Plan 46389-2022-01 was approved on August 22, 2023.

The proposal will treat for stormwater quantity and quality through on-site stormwater management devices and underground detention.

**Timeline**

The applicant's presentation to the City Council is scheduled for November 20, 2023. The applicant will present to the Hyattsville Planning Committee on December 5, 2023.

This item is tentatively scheduled to return for Action at City Council's December 18, 2023, meeting.

The application is a minor subdivision and will not have a Planning Board hearing. The final decision will be made by the Planning Director on or before January 23, 2024.