



STAFF DRAFT II
**WEST HYATTSVILLE
QUEENS CHAPEL**

MAY 2024

SECTOR PLAN

WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT

City of Hyattsville -
Remand Briefing
January 21, 2025

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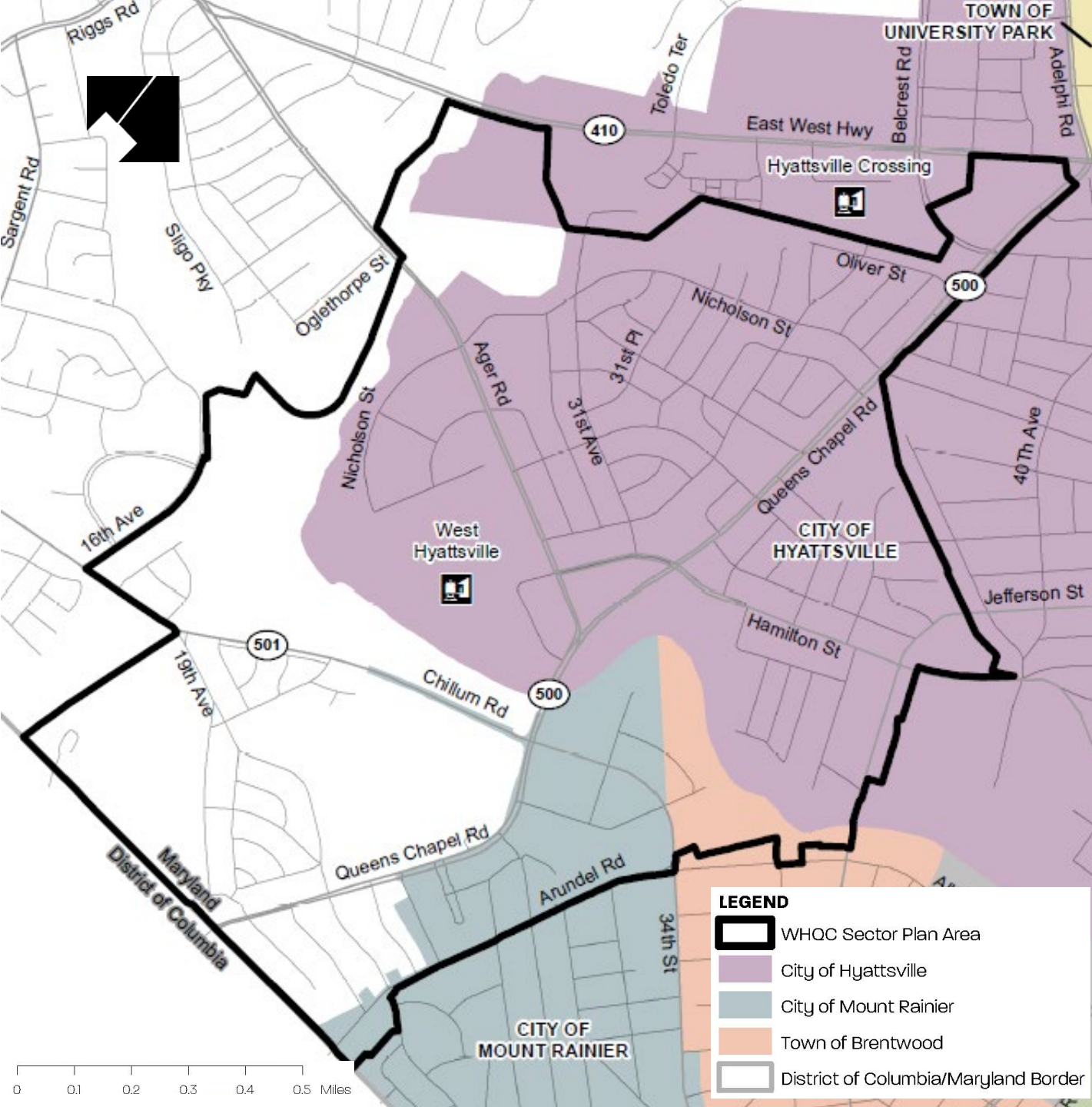
AGENDA

- Project History
- Remand Justification
- Next Steps



PROJECT HISTORY

- District Council Initiated
- Jan. 18, 2022, with a concurrent zoning map amendment
- Public hearing Oct. 11, 2022 -> PB
- Remanded* Dec. 15, 2022
- New public hearing October 1, 2024 -> PB Remanded* Jan. 9, 2025



*Remands are related to legislative changes in land use and zoning.

REMAND JUSTIFICATION



Housing Expansion and Affordability Act (HB 538)

- During the 2024 General Assembly session, HB 538, becoming effective Jan. 1, 2025, which aims to address housing shortages and affordability. The legislation has prompted staff to do further research and review the current plan version for compliance with HB 538.

CB-15-2024

- Approved County Council Bill CB-15-2024, which took effect September 2024, changed the Zoning Ordinance regarding density minimums within certain zones and locational standards for center-designated zones. The legislation has prompted staff to do further analysis and review the current plan version for compliance.

REMAND JUSTIFICATION



Resident Displacement

- Further analysis on impact of losing existing affordable housing units and draft strategies to try and prevent net loss of affordable units.

Sustainable Development & Floodplain Mitigation

- Further analysis and research regarding emerging technologies for sustainable floodplain development and to draft mitigation strategies.

Single-Family Neighborhood Zoning

- Further analysis of appropriate zoning and density in existing single-family detached residential neighborhoods in the sector plan area.



THANK YOU!



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