



## Legislation Text

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**File #:** HCC-326-FY24, **Version:** 1

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Submitted by: Jeff Ulysse  
Submitting Department: Community & Economic Development  
Agenda Section: Presentation

**Item Title:**

**Presentation of the 2<sup>nd</sup> Staff Draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA)**

**Suggested Action:**

Presentation Only

**Summary Background:**

The West Hyattsville-Queens Chapel Sector Plan will be a guiding document developed through a multi-year process of public engagement to address future development in the communities in and around the West Hyattsville Metro Station, an area designated as a Local Transit Center in Plan Prince George's 2035. This plan will replace in its entirety the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone, and it will supersede (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. It will reflect the vision and goals contained in Plan 2035, including focusing new development in designated centers and preserving existing neighborhoods. This new sector plan will examine the area's existing conditions, issues and opportunities identified by community members and other stakeholders, and market potential; and develop a vision and goals for future growth and preservation, along with specific and focused policies and strategies to achieve those goals.

A sectional map amendment (SMA) is being conducted concurrently with this plan.

**Next Steps:**

M-NCPPC is scheduled to present to the Planning Committee in May.

Staff and committee comments/recommendations will be presented to the Council at the June 3 Council Meeting. It is anticipated that at the June 3 meeting, the Council will authorize the Mayor to send a letter to M-NCPPC stating the City's position on the Sector Plan and Sectional Map Amendment.

The M-NCPPC project team will hold a joint public hearing on July 8 to hear testimony from the City and community members. City Planner Ulysse will provide testimony on behalf of the City.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

For presentation.

**Community Engagement:**

The project team hosted a public meeting on February 27<sup>th</sup>, 2024, and will be hosting two additional public open houses on June 11<sup>th</sup> and June 25<sup>th</sup> 2024

**Strategic Goals:**

Goal 1 - Ensure Transparent and Accessible Governance

**Legal Review Required?**

N/A