



Legislation Details (With Text)

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Title:	Clay Property Request for Rezoning (CSP-20007)				
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Attachments:	1. CSP-20007 - Clay Property - Action Memo - 6.3.pdf, 2. CSP_CSP-20007 - Revised Concept - June 2021, 3. City Council June 7 - Clay Property Documents				

Date	Ver.	Action By	Action	Result
6/7/2021	1	City Council	Approved as Amended	Pass

Submitted by: Simasek, Suiter, Solomon

Submitting Department: Community & Economic Development

Agenda Section: Action

Item Title:

Clay Property Request for Rezoning (CSP-20007)

Suggested Action:

I move that the Mayor and Council send the following correspondence to the Prince George's County District Council regarding CSP-20007 for the Clay Property:

The City of Hyattsville does not support the applicant's request for rezoning all 12.87 acres of the Clay Property from R-80 to R-20 through CSP-20007.

Given the environmental and historical significance of this parcel, upzoning without mandating adequate onsite forest conservation as well as measures to ensure appropriate transitions in density and height and to mitigate adverse impacts on surrounding residential communities and historic resources would conflict with several key policies of the Prince George's Plaza Transit District Development Plan (TDDP) and Countywide Green Infrastructure Plan.

Expanding access to wooded parkland and preserving historic specimen trees on the Clay Property would not only mitigate the impacts of deforestation on habitat loss, water quality degradation, and flooding exacerbated by climate change; it would substantially improve the quality of life for current and future Hyattsville residents.

Should the County approve the rezoning request for the Clay Property, the City of Hyattsville believes the following measures would better align the Conceptual Site Plan (CSP) with City and County goals as expressed through the TDDP and Green Infrastructure Plan:

1. The County shall require that at least four (4) total acres of conserved forest on the site, including the buffer for the Ash Hill Historic site, be dedicated as park land.
2. The County shall require the applicant to configure the site boundaries and egress so as to save the 13 Specimen trees evaluated in fair or good condition on the eastern, southeastern, and southwestern edges of the property

(numbered 5, 6, 7, 8, 1, 22, 23, 24, 25, 26, 27, 28, 29).

3. The District Council shall accept the applicant's proffer for 10% of units to be "moderately priced" in the range of 60% to 80% of AMI and this condition shall be applied for a minimum of 30 years.
4. The property shall consist of a mix of single-family attached and detached homes.
5. Prior to a subdivision application, the property owner shall explore with Prince George's County Public Schools (PGCPS) the feasibility of connecting the Clay Property to Adelphi Road for vehicular access by extending the Northwestern High School bus entrance to Dean Drive.

Summary Background:

The owner of the Clay Property has submitted a CSP, through which they intend to seek a zoning change from R-80 to R-20 for the 12.87 acre parcel in order to allow for more units. The R-80 zone allows a maximum of 4.5 units per acre and only allows detached housing, while the R-20 zone allows for up to 16.33 units per acre for townhomes, but also allows other kinds of attached and detached housing.

The owner has proffered that 10% of units would be moderately priced, that a 150-foot conservation buffer on the northern part of the property would be maintained, and that a 50-foot buffer adjacent to the homes on Bridle Path Lane. Per the CSP, a pedestrian/bike path connecting Dean Drive to Calverton Drive would be dedicated as a public right of way.

Next Steps:

City Staff will transmit this testimony to the District Council and Maryland National Capital Park and Planning Commission (MNCPPC) Planning Board in a public hearing for CSP-20007.

Fiscal Impact:

N/A

City Administrator Comments:

N/A

Community Engagement:

The applicant presented to the Hyattsville Planning Committee at its May 2021 meeting. The Planning Committee adopted recommendations regarding proposed site conditions, but did not adopt a position with respect to the request to rezone from R-80 to R-20. A summary of the Planning Committee recommendations is incorporated into the City Staff memorandum.

Additionally, representatives of the owner met with community members in May 2020 to discuss their intent to seek a re-zoning of the Clay Property. Concerns were raised about the impact on the environment and neighboring communities. Several community members have met subsequently and made public comments expressing opposition to a zoning change.

Strategic Goals:

Goal 2 - Ensure the Long-Term Economic Viability of the City

Legal Review Required?

N/A