



Legislation Details (With Text)

File #:	HCC-174-FY22	Version:	1	Name:	
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File created:	11/30/2021	In control:		City Council	
On agenda:	12/6/2021	Final action:		12/6/2021	
Title:	Avalon Bay - Preliminary Plan of Subdivision				
Sponsors:	City Administrator				
Indexes:	Planning & Development				
Code sections:					
Attachments:	1. Presentation Memo - Avalon Bay - PPS, 2. City_Hyattsville_Presentation, 3. RoadSection, 4. MPG_ALTASurvey_20070510_ENTIRE MALL - with Subdivided Parcel Shown				

Date	Ver.	Action By	Action	Result
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Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Presentation

Item Title:
Avalon Bay - Preliminary Plan of Subdivision

Suggested Action:
Presentation only.

Summary Background:
The applicant, PREIT MPG, is proposing the construction of a mixed-use development containing 360 multifamily dwelling units and 1,000 square feet of retail.

Approximately 52,822 square feet of retail space will be removed from the JCPenny's at the Mall at Prince George's (MPG) and reallocated to this development. The Preliminary Plan of Subdivision (PPS) application also includes improvements to Toledo Road between Toledo Place and Belcrest Road to include Complete Streets elements such as streetscaping, bike lanes, and sidewalks.

Next Steps:
This PPS application will be referred to the Hyattsville Planning Committee and referred back to the City Council on December 20, 2021, for either Discussion or Action.

Fiscal Impact:
N/A

City Administrator Comments:
N/A

Community Engagement:

The Planning Board hearing for this application has not yet been scheduled.

Strategic Goals:

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

Legal Review Required?

N/A