



## Legislation Details (With Text)

**File #:** HCC-47-FY23      **Version:** 1      **Name:**  
**Type:** Presentation      **Status:** Agenda Ready  
**File created:** 7/26/2022      **In control:** City Council  
**On agenda:** 8/1/2022      **Final action:**  
**Title:** 3325 Toledo Road - Preliminary Plan of Subdivision  
**Sponsors:** City Administrator  
**Indexes:** Planning & Development  
**Code sections:**  
**Attachments:** 1. 325 Toledo Road\_City Council Materials\_08.01.2022.pdf

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:**  
**3325 Toledo Road - Preliminary Plan of Subdivision**

**Suggested Action:**  
Presentation Only.

**Summary Background:**  
The applicant, Bernstein Companies, is proposing the partial redevelopment of Garage A within the UTC area.

The subject property is a 2.32-acre lot located at 3325 Toledo Road, Hyattsville adjacent to the Hyattsville Library, within University Town Center. The redevelopment will maintain half of the existing parking structure and raze the other half for a multifamily building. Approximately 728-parking spaces, of the existing 1,500 spaces, will be removed for the multifamily building containing 209-units of housing.

The applicant indicated they will use old zoning ordinance and subdivision regulations. Prior to the new zoning ordinance taking effect, the subject property was zoned M-X-T (Mixed Use-Transit). The site is located within the boundaries of the 2016 Prince George's Plaza Transit District Development Plan (TDDP), and the Transit District Overlay Zone (TDOZ).

**Next Steps:**  
This item is scheduled for City Council action on September 19, 2022.

**Fiscal Impact:**  
N/A

**City Administrator Comments:**

N/A

**Community Engagement:**

The Hyattsville Planning Committee reviewed this proposal on July 19th, 2022 and adopted the following comments: "The Committee is glad to see this smart reuse of the underutilized parking. The committee recognizes the increased density with help UTC and looks forward to the Detailed Site Plan."

**Strategic Goals:**

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

**Legal Review Required?**

N/A