



Legislation Details (With Text)

File #: HCC-84-FY23 **Version:** 1 **Name:**

Type: Action Item **Status:** Passed

File created: 9/26/2022 **In control:** City Council

On agenda: 10/3/2022 **Final action:** 10/3/2022

Title: West Hyattsville-Queens Chapel Sector Draft Plan and SMA

Sponsors: City Administrator

Indexes: Legislative

Code sections:

Attachments: 1. Memo - WHQC Sector Plan and SMA 9.26.pdf, 2. WHQC_Hyattsville_091922

Date	Ver.	Action By	Action	Result
10/3/2022	1	City Council		

Submitted by: At the Request of the City Administrator
Submitting Department: Community & Economic Development
Agenda Section: Action

Item Title:
West Hyattsville-Queens Chapel Sector Draft Plan and SMA

Suggested Action:

I move the Mayor and Council authorize correspondence to the M-NCPPC Planning Board in support of and recommending the incorporation of the revisions as detailed in the staff memo dated September 7, 2022, to the West Hyattsville Queens Chapel Sector Plan and SMA.

Summary Background:

The West Hyattsville-Queens Chapel Sector Plan provides guidance for future development including design guidelines and land use recommendations. Sector Plan standards ensure development outcomes are supportive of the community's goals in and around the West Hyattsville Metro Station, a Local Transit Center designated in Plan Prince George's 2035.

The West Hyattsville-Queens Chapel Sector Plan replaces the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlap Zone and supersedes (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

Next Steps:

A joint public hearing is scheduled for October 11, 2022. The public comment period will close on October 26, 2022.

Planning Board review and submission of the adopted Plan and SMA to District Council is expected in January 2023. District Council review and adoption is expected March - June 2023.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Approval.

Community Engagement:

On October 20, 2020, and November 2, 2020, MNCPPC staff provided a presentation to the Hyattsville Planning Committee and City Council to detail the development of the West Hyattsville-Queens Chapel Sector Plan and to provide an opportunity for initial comments.

Community Engagement events were conducted throughout December 2020 - March 2021. Opportunities for engagement included focus groups, stakeholder interviews, bilingual virtual engagement events, as well as on demand engagement tools such as social media, virtual town halls, and interactive maps.

On July 28, 2022, the Prince George's County Planning Board released [the Staff Draft West Hyattsville-Queens Chapel Sector Plan and the Proposed Sectional Map Amendment \(SMA\)](#)

https://www.mncppcapps.org/planning/publications/BookDetail.cfm?item_id=407 for public review.

On September 19, 2022, MNCPPC staff presented the Staff Draft plan and City staff provided initial recommendations for review.

Strategic Goals:

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

Legal Review Required?

N/A