



Legislation Text

File #: HCC-183-FY21, **Version:** 1

Submitted by: Simasek
Submitting Department: Community & Economic Development
Agenda Section: Discussion

Item Title:

Clay Property: Request for Support to Rezone through Countywide Sectional Map Amendment

Suggested Action:

I move that the Mayor and Council oppose the owner's request for the upzoning of the 'Clay Property' to the new Residential Single-Family (RSF)-A category and authorize the Mayor to send correspondence to both the Prince George's County District Council and the Maryland National Capital Park and Planning Commission (MNCPPC) Planning Board requesting denial of the owner's request, expressing that the City of Hyattsville does not support the owner's request to intensify the use of the property through the Countywide Sectional Map Amendment (CMA) process.

Summary Background:

The Owner of the Clay Property, through the Countywide Sectional Map Amendment (CMA), will be requesting a modification to the zoning of the subject property from RSF-95 (*Residential, Single-Family-95*) to RSF-A (*Residential, Single-Family-Attached*), which would allow for a potential townhouse development west of Bridle Path Lane.

Staff is concerned that the transit routes, including a non-motorized trail, envisioned for the area may not be sufficient in supporting increased vehicle traffic associated with denser development on the property. If the City Council is to support the owners request for an intensification of development on the subject property, staff recommend the City Council re-evaluate specific connectivity policies contained within the City's 2018 Transportation Plan.

Supporting rezoning through a Conceptual Site Plan (CSP) application process, as opposed to the CMA process, would allow the City to negotiate and recommend conditions for approval connected to both the rezoning and the specific project. The CMA process does not include a mechanism requiring an applicant's fulfillment of conditions; conditions would need to be established through a separate agreement between the Owner and the City.

Next Steps:

City Staff will testify on the behalf of the City Council regarding their decision on this item at the rescheduled Joint Public Hearing, once a date for the hearing has been scheduled.

Fiscal Impact:

N/A

City Administrator Comments:

Click or tap here to enter text.

Community Engagement:

Councilmembers Suiter and Simasek hosted a public meeting via Zoom on May 28, 2020 to provide information to residents as well as create an opportunity for residents to ask questions of the applicant. Approximately 40 individuals

attended the meeting. The recorded Q&A and Zoom chat are attached for reference.

The University Hills Civic Association (UHCA) provided Council with a statement expressing opposition to the rezoning of the Clay Property due to its potential negative environmental, cultural, and historic impacts. In addition, the UHCA believes the requested zoning categorization is incompatible with the surrounding neighborhood. Their statement can be found attached for reference.

On November 17, 2020, the Planning Committee met to discuss the requested rezoning of the Clay Property and concluded that they did not have sufficient information to make a recommendation to the Council on this item.

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A