



Legislation Text

File #: HCC-68-FY22, **Version:** 1

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

Item Title:

Riverfront at West Hyattsville Multifamily Buildings - Preliminary Plan of Subdivision 4-20040

Suggested Action:

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Preliminary Plan of Subdivision 4-20040 and the applicant's variation request so long as conditions that address the impact of noise and vibration on the dwellings are included in the approval language.

Summary Background:

The Subject Property is located to the east of Little Branch Run, adjacent to the West Hyattsville Metro Station. The property is a total of 8.1 acres and zoned M-X-T (Mixed Use-Transportation Oriented). It is located within the boundaries of the 2006 Approved Transit District Development Plan (TDDP) for the West Hyattsville Transit District Overlay Zone (TDOZ).

The site was previously owned by Washington Metropolitan Area Transit Authority (WMATA) but was sold for mixed-use development. A storm drain easement bisects the property, running southwest to northeast.

The applicant is proposing the subdivision of the subject property into two (2) parcels, with their application indicating each parcel will contain 375 multifamily units and 7,500 square feet of retail, for a total of 750 multifamily units and approximately 15,000 square feet of retail. The applicant has specified that the Detailed Site Plan (DSP) related to this property may call for fewer units and less retail space. Both buildings are proposed to contain a structured parking garage and first floor retail.

Next Steps:

No additional action is required.

Fiscal Impact:

N/A

City Administrator Comments:

The applicant is requesting a modification from Section 24-121(a)(4), which states:

Residential lots adjacent to an existing or planned roadway of freeway or higher classification, or an existing or planned transit right-of-way, shall be platted with a depth of three hundred (300) feet.

Adequate protection and screening from traffic nuisances shall be provided by earthen berms, plant materials, fencing, and/or the establishment of a building restriction line, when appropriate.

Staff is supportive of the applicant's variation request so long as conditions that address the impact of noise and

vibration on the dwellings are included in the approval language.

Community Engagement:

The applicant presented this project to the Planning Committee at their July 20 meeting. There were few comments from the Committee at this point in the development process. The Planning Committee anticipates various comments related to the proposed building architecture, scale, and aesthetics at the time of detailed site plan.

The Planning Committee recommends the City Council vote in support of the preliminary plan of subdivision 4-20040 and encourages the developer to continue to work with City and other parties to support the City's Affordable Housing Strategy.

The Prince George's County Planning Board hearing for this case has been scheduled for October 7, 2021.

Strategic Goals:

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

Legal Review Required?

N/A