



## Legislation Text

---

**File #:** HCC-100-FY22, **Version:** 1

---

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

**Item Title:**

**Suffrage Pointe Development - Preliminary Plan of Subdivision 4-19053**

**Suggested Action:**

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park and Planning Commission regarding Preliminary Plan of Subdivision 4-19053.

The correspondence shall express that if the Planning Board chooses to proceed with consideration of this subdivision application, the City requests the Planning Board consider the following revisions to the application as conditions for approval:

1. The City is recommending the Preliminary Plan of Subdivision (PPS) application be revised, or resolution be conditioned as Urban Street Design Standard Alley, STD 100.31. The internal alleyway shall be designed and constructed to a public standard and dedicated to the City as a public right-of-way. The site plans and any future dedication of plat shall incorporate language stating that the alleyway shall be publicly dedicated to the City of Hyattsville.
2. Per Urban Street Standards, turning radius from any roadway connecting to City roadway shall have a Minimum Turning Radius of 15'.
3. The internal alleyway shall include an adequate turnaround space for emergency vehicles. This can be achieved through the elimination of lots 23 and 24.
4. Overhead lighting shall be designed and constructed to Pepco standards for acceptance into the public utility system. The lighting shall be placed at the entrance/exit of the site at Gallatin Street, entrance/exit of the site on Alley 3, and at the terminus of the alley.
5. The applicant shall dedicate Parcel B2 for a Public Use Easement (PUE) in which the applicant shall maintain ownership of Parcel B2, but access of the parcel shall be granted to the general public. Parcel B2 shall primarily serve to provide compensatory storage for the subject parcel, but shall be used by the public, and permitted at the City's discretion, under a separate Memorandum of Understanding.

**Summary Background:**

The subject property is located west of 40<sup>th</sup> Place and east of Driskell Park, within the Gateway Arts District Traditional Residential Neighborhood (TRN) Character Area. The property was an existing surface parking lot.

Total gross acreage of the Magruder Pointe property is 8.26 acres and contains an upper site and a lower site as divided by Gallatin Street. The upper site is 3.60 acres and zoned R-55 and until recently was the site of the former Washington Suburban Sanitary Commission (WSSC) headquarters to the north along Hamilton Street.

The lower site is 4.66 acres and zoned R-55. Previously, this site was zoned O-S (Open Space) but was rezoned through the approval of CSP-18002.

- The subdivision application is limited to the lower lot parcel and includes the subdivision of the parcel into 41

lots for townhouse development as well as (2) additional parcels (B1 & B2).

- The subject site was an existing surface parking lot adjacent to Driskell Park to the west and 40<sup>th</sup> Place to the east.
- The M-NCPPC Planning Board Hearing for this application is scheduled for November 4, 2021.

**Next Steps:**

The M-NCPPC Planning Board is scheduled to conduct a hearing to consider PPS 4-19053 on Thursday, November 4, 2021. Any recommendations adopted by the City Council at the October 4, 2021 meeting will be conveyed to the Planning Board before the M-NCPPC hearing.

**Fiscal Impact:**

N/A

**City Administrator Comments:**

Recommend adoption of Staff findings.

**Community Engagement:**

The applicant met with the Planning Committee on September 21, 2021 to present and discuss the subdivision application. The applicant was unprepared to present the application and as a result, the Planning Committee could not receive feedback on their clarifying questions or develop comprehensive recommendations to the City Council.

**Strategic Goals:**

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

**Legal Review Required?**

N/A