



Legislation Text

File #: HCC-271-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 - Conceptual Site Plan (CSP-18002) and Preliminary Plan of Subdivision 4-21052

Suggested Action:

I move the City Council authorize the Mayor to provide correspondence(s) to the Prince George's County District Council regarding and the Maryland-National Capital Park & Planning Commission regarding Conceptual Site Plan (CSP) 18002 and Preliminary Plan of Subdivision 4-21052. The correspondence shall express the City requests the District Council and Planning Board adopt the following revisions to the application as conditions for approval:

1. The City is requesting that the Prince George's County District Council, in its revision to the resolution for the density requirements specified in the Resolution for CSP-18002, shall be limited to 6.7 units per net acre for single-family attached units and nine (9) dwelling units per net acre for 'single-family attached' or townhouse units. Furthermore, the applicant shall be required to amend applicable Preliminary Plan of Subdivision (PPS) applications to reflect the revised net acreage standards and resubmit to the Planning Board for its consideration; *(New condition)*
2. The City is recommending the 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.
3. Per Urban Street Standards, turning radius from any roadway connecting to City roadway shall have a Minimum Turning Radius of 15'.
4. The internal alleyway shall include an adequate turnaround space for emergency vehicles. This can be achieved through the elimination of lots 23 & 24.
5. 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.
6. 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 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 40th Place to the east.
- The applicant withdrew PPS 4-19053 prior to the scheduled Planning Board hearing for November 4, 2021 due to inadequate notice to all parties of record. The resubmittal of this application, PPS 4-21052, is identical to the

prior submission.

- On February 23, 2022, the Court of Special Appeals of Maryland directed the Prince George's County District Council to amend the resolution for the Conceptual Site Plan, the parent case to this PPS application, to specify that the net acreage must be applied to the 6.7 units per net acres for single-family attached dwellings and 9 units per acre for single-family attached (townhouse) dwelling units. Staff is including an additional recommendation to specify the City's request that Net Acreage be applied as a condition of the Conceptual Site Plan Resolution adopted by the District Council.

Next Steps:

The City will submit to the District Council and Planning Board correspondence pertaining to the respective CSP and PPS applications.

Fiscal Impact:

None

City Administrator Comments:

Recommend Support. Action is consistent with previous council direction

Community Engagement:

The new M-NCPPC Planning Board Hearing for this application is scheduled for April 14, 2022. The date for the District Council hearing to consider revisions to the CSP has not been posted.

Strategic Goals:

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

Legal Review Required?

N/A