



## Legislation Text

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**File #:** HCC-279-FY22, **Version:** 1

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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 4-21052**

**Suggested Action:**

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission regarding Preliminary Plan of Subdivision 4-21052. The correspondence shall express the City requests the Planning Board adopt the following revisions to the application as conditions:

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. The applicant shall be required to amend the Preliminary Plan of Subdivision (PPS) application to limit the site to a maximum of nine (9) dwelling units per net acre for 'single-family attached' or townhouse units.
2. The PPS shall be required to incorporate the County's Urban Street Design Standard for Alley, STD 100.31. The internal alleyway shall be designed to provide full site circulation. The PPS application and recorded plat shall incorporate language stating that the alleyway shall, upon acceptance by the City, 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 applicant shall eliminate proposed lots 23 & 24 for the purpose of providing adequate vehicular turnaround circulation.
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 40<sup>th</sup> 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 to the subdivision application by the Planning Board.

**Next Steps:**

The City will submit to the Planning Board correspondence pertaining to the PPS application.

**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 28, 2022.

**Strategic Goals:**

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

**Legal Review Required?**

N/A