



Legislation Text

File #: HCC-306-FY22, **Version:** 1

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

Item Title:

Suffrage Point Preliminary Plan of Subdivision 4-21052

Suggested Action:

I move the City Council authorize the Mayor to provide correspondence the Maryland-National Capital Park & Planning Commission regarding Preliminary Plan of Subdivision 4-21052. The correspondence shall express the City's opposition to the applicant's Preliminary Plan of Subdivision and requests for the Planning Board to deny the application.

Additionally, the applicant has waived the 60-day mandatory review period. The City of Hyattsville therefore requests that the applicant and Planning Board consent to a postponement of the Preliminary Plan of Subdivision hearing for the subject case and reschedule the hearing for a minimum of 30-calendar days after the adoption of the District Council's revised resolution of the Conceptual Site Plan (CSP) 18002.

Should the not consent to a delay in the hearing and should the Planning Board move to approve the subject Preliminary Plan of Subdivision, the City requests that the Planning Board incorporate the following as conditions for approval:

1. 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;
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 & 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:

This item was tabled by the Council on March 21, 2022.

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.

M-NCPPC has determined that the Net Acreage of the subject parcel is 1.71 acres, or land that is not located within the floodplain, post redevelopment of the site.

Based on the previous 9-unit standard adopted by the District Council and the 1.71 Net Acres, the District Council may limit the total number of single-family attached (townhouse) units to 15.39 units for the subject parcel.

Next Steps:

The M-NCPPC Planning Board Hearing for this application is scheduled for April 28, 2022.

Fiscal Impact:

N/A

City Administrator Comments:

Staff is recommending approval of the motion.

Community Engagement:

On June 18, 2020, the Prince George's County Planning Board approved DSP-18005 through Resolution No. 2020-105. This resolution approved the development of 15 single-family attached units and 16 single-family detached units on the upper parcel.

The Hyattsville City Council again requested the Planning Board delay its consideration of the DSP application until the City's legal appeal of the parent CSP application had been resolved. The City Council stated that the District Council's decision to allow townhouses on an R-55 zoned property in the Traditional Residential Neighborhood is unlawful and contradictory to the intent of the Gateway Arts District. City correspondence also included conditions for approval if the Planning Board proceeded with processing the subject application.

Strategic Goals:

Goal 3 - Promote a Safe and Vibrant Community

Legal Review Required?

N/A