



Hyattsville City Council Agenda Item Report

Meeting Date: June 3, 2019

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

Dewey Property – Preliminary Plan of Subdivision (PPS-4-18022) - Correspondence to the M-NCPPC Planning Board (20 minutes)

HCC-429-FY19

Recommendation:

I move the City Council authorize the Mayor to provide correspondence to the Maryland-National Capital Park & Planning Commission in support of Dewey Property Preliminary Plan of Subdivision (PPS-4-18022), subject to the following conditions:

1. The applicant shall construct proposed roadways A and B to a public standard, which shall be dedicated to the City of Hyattsville upon inspection and acceptance by the City.
 - a. The tree boxes along roadways A and B shall provide a minimum of 5' in width, excluding the curb.
 - b. The north side of Road 'A' setback from the stop sign at Belcrest to be a minimum of the 30' to the first parking space.
 - c. The dimensions of Road 'B' shall be modified to comply with Prince George's Plaza TDDP Figure 16: 'New Downtown Core B Street Illustrative Street Sections', the roadway shall also be aligned with the private access road proposed as a connection to Parcel 2.
 - d. Parking spaces to be 19' in length, shall be metered by the City and shall also be publicly dedicated to the City of Hyattsville.
 - e. All pedestrian crosswalks shall be a minimum of 12' wide.
2. The applicant shall revise the PPS to include a new street connecting Parcel 3 and Parcel 2 and revising the boundary of Parcel 4 and SWM facility, if necessary to provide such a connection. If such a vehicular roadway connection is not physically or economically feasible due to the anticipated future use of Parcel 4 and associated regulatory requirements, the applicant shall modify the PPS to provide a pedestrian and non-motorized bridge connection between Parcel 2 and Parcel 3. If the applicant is unwilling or unable to provide an alternative connection to Parcel 3, the City of Hyattsville requests the Planning Board deny the subdivision of Parcel 3.
3. The City is of the opinion that the development of Parcel 3 will have a negative environmental impact, as the removal of these specimen trees require significant mitigation on behalf of the applicant. As such, the City is requesting the following conditions for any approved PPS application:
 - a. Replacements shall be at a 10:1 ratio, with a 60/40 ratio of Canopy/Understory trees
 - b. Size shall be a minimum of 2" in caliper, in good health, absent of girdling roots and epicormic sprouting
 - c. Trees shall be Native and of similar species – i.e. 60% Overstory – Oaks (Red, Southern Red, White)
 - d. Trees shall be planted according to ANZI standards with a 2-year replacement warranty and the removal of stakes and guy wires after the first year.
 - e. If necessary, additional tree planting can be off-set in City parks, green spaces, and/or adjacent properties.

4. The applicant shall amend its PPS application, removing the twelve (12) lots (24 RDU's) from Parcel 1 in the PPS exhibit.

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo - Dewey Property - PPS - Final .docx](#)

[Dewey Parcel PPS Presentation Materials.pdf](#)

[ELOJ-4-18022_002.pdf](#)

[PPS-4-18022 - Road_Section_EXH \(1\).pdf](#)

[Reference Materials.pdf](#)

[Planning Committee Minutes - 05.21.2019 Draft for Adoption.pdf](#)

Summary Background:

The Dewey Parcel is a 17.29-acre site located along the 6000 block of Belcrest Road, north of Toledo Road and west of Adelphi Road, adjacent to the M-NCPPC Community Center.

The applicant is proposing to sub-divide the property into four (4) parcels for the purposes of developing three (3) parcels with 520 residential dwelling units and dedicate one (1) parcel to Prince George's County (and/or M-NCPPC) to provide a regional stormwater management facility.

The applicant presented its Preliminary Plan of Subdivision to the Planning Committee on Tuesday, May 21, 2019. The Planning Committee's recommendations are incorporated into this memorandum and the draft minutes of the meeting are included as an attachment.

Staff is recommending support of PPS-18022 subject to conditions included in the memorandum and motion language.

Due to timing of the City Council meeting dates, the next City Council date will occur after the applicant's Planning Board hearing, therefore it is necessary for the City Council to adopt any recommendations to be conveyed to the Planning Board at its meeting on Monday, June 3, 2019.

Next Steps:

The City will prepare correspondence to the M-NCPPC Planning Board and testify on the City's behalf at the public hearing on Thursday, June 27, 2019.

Fiscal Impact:

N/A

City Administrator Comments:

Recommend Support

Community Engagement:

The applicant presented to the Planning Committee on May 21, 2019. The Planning Committee largely responded positively to the proposal and had a few suggestions for improvements. Below is a summary of the recommendations voted on by the Committee:

1. The applicant shall amend the PPS application to set aside an appropriate amount of usable space for future residents. Approved 5 – 0;
2. The applicant shall design and construct all new roadways consistent with TDDP standards, per pages 84 and 85 of the TDDP, to provide future connection to adjacent land and be publicly dedicated. Approved 5 – 0;
3. The applicant should seek to minimize the removal of specimen trees within Parcel 3. If the applicant is required to remove the specimen trees, it shall be. Approved 5 – 0;
4. The County shall consider a more progressive SWM plan on Parcel 4. The SWM plan shall utilize best practices such as environmental site design. Approved 5 – 0;
5. Any specimen tree mitigation shall require a 1:1 replacement within the boundary of the City of Hyattsville, on sites within the watershed and approved by the City. Approved 5 – 0.

Minutes from the May 21, 2019 Planning Committee meeting are in a draft, have not been adopted, and are included as an attachment to this memorandum.

Strategic Goals:

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

Legal Review Required?

N/A