



Hyattsville City Council Agenda Item Report

Meeting Date: April 16, 2018

Submitted by: Katie Gerbes

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section: Discussion Items (9:05 p.m. - 10:40 p.m.)

SUBJECT

CSP-18002: Magruder Pointe (45 minutes)

HCC-293-FY18

Recommendation:

Discussion Only

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[CSP Discussion Memo FINAL.docx](#)

[CSP-18002.pdf](#)

[SOJ CSP-18002.pdf](#)

[Zoning Map.PNG](#)

[Character Area Map.PNG](#)

[TRN Summary.PNG](#)

[TRN Goals and Recommendations.pdf](#)

[Sec._27_548.19.____Introduction.doc](#)

[Table of Uses - Residential TRN.pdf](#)

Summary Background:

The applicant is proposing a combination of single-family detached homes and townhouses at 4017 Hamilton Street – the site of the former WSSC headquarters. The property is located within the “Traditional Residential Neighborhood” character area of the Gateway Arts District Sector Plan.

The applicant has filed a Conceptual Site Plan (CSP), as permitted Section 27-548.26 of the County Zoning Ordinance, in order to amend the Table of Uses for the Gateway Arts District Development District Overlay Zone (DDOZ) Sector Plan to allow the construction of townhouses within the Traditional Residential Neighborhood character area.

Staff recommends support of Conceptual Site Plan application CSP-18002, with the condition that a corresponding Preliminary Plan of Subdivision (PPSD) application shall be consistent with the limited density goals of the Traditional Residential Neighborhood (TRN) Character Area and shall not exceed a maximum of ten (10) dwelling units per acre.

Additional details are provided in the attached memorandum and supporting materials.

Next Steps:

The Conceptual Site Plan application is scheduled to come before the City Council on the 'Action' agenda on May 7, 2018.

Fiscal Impact:

n/a

City Administrator Comments:

For Discussion

Community Engagement:

There have been a series of public engagement opportunities to give feedback on this proposal over the past several months. The proposal was first presented to the community and City Council at the February 5, 2018 Council meeting. The proposal was also discussed at the February 27th and March 20th Planning Committee meetings. In addition to in person meetings, a page has been established on the Speak Up HVL website, allowing for residents to give comment on the proposal.

Strategic Goals:

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

Legal Review Required?

N/A