



Hyattsville City Council Agenda Item Report

Meeting Date: January 21, 2020

Submitted by: Jim Chandler

Submitting Department: Community & Economic Development

Item Type: Planning & Development

Agenda Section:

SUBJECT

Magruder Pointe Development – Preliminary Plan of Subdivision (Parcel A1 - Upper Lot Only) (25 minutes)

HCC-183-FY20

Recommendation:

Sponsor(s):

At the Request of the City Administrator

Co-Sponsor(s):

N/A

ATTACHMENTS

[Memo - PPS 4-18001 - Magruder Pointe - Presentation FINAL.docx](#)

[Magruder Pointe Presentation .pptx](#)

Summary Background:

The subject property is located in the southeast quadrant of the intersection of Hamilton Street and 40th Avenue, north of Gallatin Street and west of 40th Place and located within the Traditional Residential Neighborhood (TRN) Character Area of the Gateway Arts District.

The subdivision application is limited to the upper lot parcel and includes the subdivision of the parcel into 31 lots, for approximately 16 townhouses, 15 single family detached homes, and two additional parcels (Parcels A1 & A2). The subject site was formerly the vacant Washington Suburban Sanitary Commission (WSSC) headquarters building on Hamilton Street.

The applicant has requested the approval of a variation from Section 24-122(a) to eliminate the requirement for a public utility easement along the north side of Gallatin Street.

Next Steps:

The City Council is scheduled to discuss PPS 4-18001 at its meeting on February 3, 2020.

Fiscal Impact:

N/A

City Administrator Comments:

Discussion limited to upper lots.

Community Engagement:

The applicant is scheduled to present to the Hyattsville Planning Committee at 7:30 PM on Tuesday, January 28, 2020.

Strategic Goals:

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

Legal Review Required?

N/A