



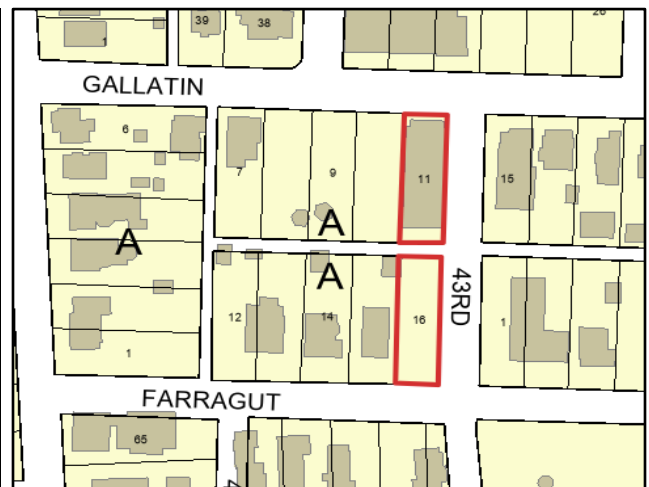
Note: Staff reports can be accessed at <https://www.mnccppc.org/883/Watch-Meetings>

Preliminary Plan of Subdivision Mt. Hermon Lodge

4-24033

REQUEST	STAFF RECOMMENDATION
Two parcels for mixed-use development of 13 residential units and 1,700 square feet of commercial use.	With the conditions recommended herein: Approval of Preliminary Plan of Subdivision 4-24033

Location: On the west side of 43rd Avenue, between Gallatin Street and Farragut Street.	
Gross Acreage:	0.29
Zone:	NAC/RSF-65
Prior Zone:	C-S-C/R-55/D-D-O
Reviewed per prior Subdivision Regulations:	Section 24-1900
Gross Floor Area:	1,700 sq. ft.
Dwelling Units:	13
Lots:	0
Parcels:	2
Planning Area:	68
Council District:	02
Municipality:	Hyattsville
Applicant/Address: Mt Hermon Lodge Preservation Project LLC 4709 40th Avenue Hyattsville, Maryland 20781	
Staff Reviewer: Jason Bartlett Phone Number: 301-780-2465 Email: Jason.Bartlett@ppd.mnccppc.org	



Planning Board Date:	06/26/2025
Planning Board Action Limit:	09/11/2025
Mandatory Action Timeframe:	140 days
Staff Report Date:	06/18/2025
Date Accepted:	03/24/2025
Informational Mailing:	01/09/2025
Acceptance Mailing:	03/18/2025
Sign Posting Deadline:	05/27/2025

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mnccppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Preliminary Plan of Subdivision 4-24033
Mt. Hermon Lodge

OVERVIEW

The subject property is located on Tax Map 50, Grid B1 and contains 0.29 acre of land consisting of Lot 11 and Lot 16, Block A, recorded in the Land Records of Prince George's County in Plat Book LIB A, page 22, titled Wine and Johnsons 3rd addition to Hyattsville, recorded in 1892. The property lies in the Neighborhood Activity Center (NAC) and Residential Single-Family-65 (RSF-65) Zones. However, this application has been submitted for review under the Prince George's County Zoning Ordinance and Prince George's County Subdivision Regulations in effect prior to April 1, 2022 (prior Zoning Ordinance and prior Subdivision Regulations), pursuant to Section 24-1900 *et seq.* of the Subdivision Regulations. Under the prior Zoning Ordinance, Lot 11 of the subject property is within the Commercial Shopping Center (C-S-C) and the Development District Overlay (D-D-O) Zones, and Lot 16 is within the One-Family Detached Residential (R-55) and D-D-O Zones. The D-D-O Zone overlay on the subject properties is pursuant to the 2004 *Approved Gateway Arts District Sector Plan and Sectional Map Amendment* (sector plan). The subject PPS qualifies for review under the prior Zoning Ordinance and prior Subdivision Regulations because it meets the requirements of Section 24-1904 of the current Subdivision Regulations. In accordance with Section 24-1904(a), a pre-application conference was held on December 13, 2024. In accordance with Section 24-1904(b), the applicant provided a statement of justification (SOJ) explaining why they were requesting to use the prior regulations. In accordance with Section 24-1904(c) of the Subdivision Regulations, this PPS is supported by and subject to approved Certificate of Adequacy ADQ-2024-065.

The subject property is proposed to be subdivided into two parcels for mixed-use development of 13 residential units and 1,700 square feet of commercial use. The proposed development includes more than one dwelling unit and, therefore, is subject to resubdivision in accordance with Section 24-111(c) of the prior Subdivision Regulations. As such, a preliminary plan of subdivision (PPS), certificate of adequacy, and final plat are required prior to building permit approval. The development is proposed to occur in two phases. Phase 1 is proposed for mixed-use development consisting of eight multifamily dwelling units and 1,700 square feet of commercial development on proposed Parcel 1 (existing Lot 11), which will utilize proposed Parcel 2 (existing Lot 16) for the required on-site parking. Phase 2 of the development is proposed for future residential use of up to five dwelling units. In summary, the SOJ submitted by the applicant indicates the purpose for phasing the development in this manner is to allow the applicant flexibility in their development approach and provide time to determine the eventual residential use type on Parcel 2, which may require a detailed site plan (DSP) to address the parking

requirements for the Phase 1 and Phase 2 developments, and to address the D-D-O standards for any further residential development on Parcel 2.

The property is currently developed with the historic Mount Hermon Masonic Temple (ID 68-010-95) (CR-102-2024) on Parcel 1 (existing Parcel 11), with its required parking provided on Parcel 2 (existing Lot 16). Both the existing lodge building and the existing parking lot are proposed to remain for Phase 1 of the development. The lodge is to be renovated for residential and commercial use. Within Phase 2 of the development, the parking on Parcel 2 (existing Lot 16) is proposed to be replaced with residential development. The subject site is comprised of two corner lots separated by a recorded public alley, with frontage on three public roads. Parcel 1 (existing Lot 11) fronts both Gallatin Street and 43rd Avenue, both having a 40-foot-wide right-of-way (ROW). Parcel 2 fronts on both Farragut Street and 43rd Avenue, with Farragut Street also having a 40-foot-wide ROW. The subject properties and all referenced streets are within the municipality limits of the City of Hyattsville. The vehicular entrance to the site is currently provided from 43rd Avenue and from the alley separating proposed Parcels 1 and 2. Pedestrian access is provided from Gallatin Street for Parcel 1, and the alley between proposed Parcel 1 and Parcel 2 provides pedestrian access to both parcels. These vehicular and pedestrian accesses are proposed to remain for Phase 1 of the development and will be determined for Phase 2 of the development with the future development proposal, should it move forward.

Staff recommend **approval** of the PPS, with conditions, based on the findings contained in this technical staff report.

SETTING

The subject site is within Planning Area 68 and is located on the west side of 43rd Avenue, between Gallatin Street and Farragut Street.

The subject property is bound to the west by a City of Hyattsville park and single-family detached homes in the RSF-65 Zone (former R-55/D-D-O Zone). The north, south, and west of the property are all bound by public roads, as previously detailed. Beyond Gallatin Street, to the north, lies land developed with commercial and institution uses in the NAC Zone (prior C-S-C/D-D-O Zone) and RSF-65 Zone (R-55/D-D-O Zone), with single-family detached homes in the RSF-65 Zone (prior R-55/D-D-O Zone) beyond. Beyond 43rd Avenue, to the east, lies an institutional use in the RSF-65 Zone (prior R-55/D-D-O Zone) and a multifamily use in the NAC Zone (prior Multifamily High Density Residential (R-10/D-D-O) Zone), with land in the NAC Zone (prior R-10 Zone) and RSF-65 Zone (prior R-55 Zone and Commercial Office (C-O) Zone) beyond, developed with single-family detached dwellings and commercial uses. Beyond Farragut Street, to the south, lies land developed with single-family detached homes in the RSF-65 Zone (former R-55/D-D-O Zone).

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. **Development Data Summary**—The following information relates to the subject PPS application and the evaluated development.

	EXISTING	EVALUATED
Zone	NAC/RSF-65	C-S-C/R-55/D-D-O
Use(s)	Commercial and Institutional	Residential, Commercial
Acreage	0.29	0.29
Lots	2	0
Parcels	0	2
Dwelling Units	0	13
Gross Floor Area	8,546 sq. ft.	1,700 sq. ft.
Subtitle 25 Variance	No	No
Subtitle 24 Variation	No	No

The subject PPS was accepted for review on March 24, 2025. Pursuant to Section 24-119(d)(2) of the prior Subdivision Regulations, this case was referred to the Subdivision and Development Review Committee, which held a meeting on April 11, 2025, where comments were provided to the applicant. Revised plans and/or information were received on April 18, 2025, May 7, 2025, May 16, 2025, and May 22, 2025, which were used for the analysis contained herein.

2. **Previous Approvals**—The site is not the subject of any previous development approvals.
3. **Community Planning**—The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and conformance with the sector plan are evaluated, as follows:

Plan 2035

Plan 2035 places this application in the Established Communities. “Established communities are most appropriate for context-sensitive infill and low-to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met” (page 20).

Sector Plan

Proposed Phase 1 development: The sector plan places Parcel 1 (existing Lot 11) in the Town Center (TC) character area of the D-D-O Zone and Parcel 2 (existing Lot 16) in the Traditional Residential Neighborhood (TRN) character area of the D-D-O Zone, which, together, governs the Phase 1 development under the prior Zoning Ordinance for this PPS. Associated with the TC character area is a list of permitted uses in the sector plan. Multifamily dwellings are permitted in this character area, as are many diverse types of commercial uses that are also proposed in Phase 1. The proposed multifamily residential use conforms with the recommended land use. The specific type of commercial use has not been provided with this application. However, for the purposes of determining conformance to the sector plan, and given that commercial uses, in general, conform with the recommended land use of the sector plan, it can be determined that the commercial aspect of the Phase 1 development is in conformance with the sector plan. The applicant will need to demonstrate, at the time of permitting, that the specific commercial use is permitted in accordance with the table of uses for the D-D-O Zone. Regarding the parking on Parcel 2, to support the residential and commercial development on Parcel 1, the

TRN character area also provides a list of permitted uses in the D-D-O Zone. Parking of vehicles accessory to an allowed use is permitted in the TRN character area. Therefore, parking on Parcel 2, to support the residential and commercial uses on Parcel 1, also conforms to the recommended land use of the sector plan.

Proposed Phase 2 development: The sector plan places Parcel 2 (existing Lot 16) in the TRN character area of the D-D-O Zone, which governs the Phase 2 development under the prior Zoning Ordinance for this PPS. Associated with the TRN character area is a list of permitted uses, which includes multiple residential use types. The proposed residential dwelling type is currently undefined for the Phase 2 development. Some residential uses are allowed by-right, and some are allowed if they are permitted in the underlying R-55 Zone; while other residential use types are not allowed. However, the applicant may request an amendment to the table of uses through the DSP process if they desire to develop a residential use type that is not allowed in the TRN character area. General residential use on Parcel 2, in the second phase of the development, is found to be in conformance with the general land use recommendations of the sector plan, and the specific residential uses will be further evaluated when this phase moves forward.

Beyond the specific conformance evaluated above, the sector plan makes the following recommendations that affect the subject property, shown below in **bold**, with analysis provided in plain text:

Recommendations pertaining to town center character areas collectively:

Areawide

4. **Encourage home ownership within multifamily residential developments, where possible.** (page 18)
6. **Encourage development that supports both a horizontal and vertical mix of uses (commercial, residential, civic, arts and entertainment).** (page 18)
7. **Identify and preserve or reuse historic structures. Incorporate historic structures, themes, and architectural/decorative design into physical improvement projects. Integrate historic structures into construction projects. Preserve or recapture arts and entertainment uses of sited and existing structures.** (page 18)

Traditional Residential Neighborhood Character Areas

3. **Maintain the integrity of residential streetscape. Front yards should not be paved, nor should wide driveway aprons be constructed.** (page 27)

The proposed development meets these recommendations of the sector plan by proposing mixed-use development containing multifamily dwellings proposed over commercial space. This PPS proposes adaptive reuse of a historic structure and is encouraged to utilize the cultural and thematic elements of the existing structure in the building design. At the time of DSP or permit, as applicable, the applicant is

encouraged to pursue a design that maintains the integrity of the residential streetscape. Conformance to the sector plan for the Phase 2 development will be determined at a later design stage.

SMA/Zoning

The sector plan retained the properties in the C-S-C and R-55 Zones for Lot 11 and Lot 16, respectively. On November 29, 2021, the Prince George's County District Council approved CR-136-2021, the Countywide Map Amendment (CMA) which reclassified Lot 11 from the C-S-C Zone to the NAC Zone, and Lot 16 from the R-55 Zone to the RSF-65 Zone, effective April 1, 2022. The CMA removed the Gateway Arts District Development District Overlay (D-D-O) Zone on both lots. However, the subject application is evaluated pursuant to the prior zoning.

4. **Stormwater Management**—In accordance with Section 24-120(a)(8) of the prior Subdivision Regulations, an application for a major subdivision must include an approved stormwater management (SWM) concept plan, or indication that an application for such approval has been filed with the appropriate agency or municipality having approval authority, prior to approval of a PPS. An approved SWM concept plan (SIT-00081-2025) was submitted with the subject PPS and shows that the redevelopment of Lot 11 (Parcel 1) is exempt from SWM requirements because less than 5,000 square feet will be disturbed. This SWM concept plan was approved by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) on March 17, 2025, and expires on March 17, 2028. The applicant has further applied for SWM concept approval (SIT-00089-2025) for Lot 16 (Parcel 2), which has not yet been approved by DPIE. However, because approval of the SWM concept plan for Parcel 2 will not affect the lotting pattern of the two-lot proposed subdivision, the Planning Board may approve this PPS prior to approval of the SWM concept plan. This SWM concept approval shall be required prior to the issuance of permits for Parcel 2.
5. **Parks and Recreation**—This PPS has been reviewed for conformance with the requirements and recommendations of the sector plan, the 2013 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, the 2022 *Land Preservation, Parks and Recreation Plan for Prince George's County*, and Sections 24-134 and 24-135 of the prior Subdivision Regulations, as they pertain to public parks and recreation facilities and open space recommendations. Staff find the proposed development is consistent with the master plan park and open space recommendations.

The Prince George's County Department of Parks and Recreation manages and maintains The Maryland-National Capital Park and Planning Commission (M-NCPPC)-owned park and recreation amenities in the vicinity and serving the subject property. These include Hamilton Park, Magruder Woods Park, and the Anacostia River Stream Valley Park. Nearby trails include the Northwest Branch Trail and the Trolley Trail. The subject site is further served by the adjacent Robert J. King Park, owned and operated by the City of Hyattsville.

Sections 24-134 and 24-135 of the prior Subdivision Regulations, which relate to mandatory dedication of parkland, provide for the dedication of land, the payment of a fee-in-lieu, and/or the provision of private on-site recreational facilities to serve the active recreational needs of residential development. The Planning Board may approve the payment of a fee-in-lieu of parkland dedication when it finds that dedication of parkland is unsuitable or impractical due to size, topography, drainage, physical characteristics, or

similar reasons, or if adequate open space has been acquired and is available to serve the subdivision. Based on the proposed density of the two combined developments, 15 percent of the net residential lot area would be required for dedication to M-NCPPC for public parks, which equates to 0.06 acre for public parklands. The subject property is not adjacent or contiguous to any property currently owned by M-NCPPC. Therefore, the 0.06 acre of dedicated land would not be sufficient to provide for the types of active recreational activities that are needed.

Based on the preceding findings, staff recommend the payment of a fee-in-lieu of the mandatory dedication of parkland, in accordance with Section 24-135(a) of the prior Subdivision Regulations

6. **Transportation**—This PPS was reviewed for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT), the sector plan, the prior Zoning Ordinance, and the prior Subdivision Regulations, to provide the appropriate transportation recommendations.

Master Plan Right-of-Way

There are no master-planned roadways that impact the subject site. However, the site has frontage along the following three roadways: 43rd Avenue to the east, Gallatin Street to the north, and Farragut Street to the south. All three streets are maintained and operated by the City of Hyattsville and identified on the PPS as having 40-foot-wide ROWs, with no additional dedication proposed or required.

Staff find that the PPS will be acceptable to serve the additional traffic generated by the project.

Master Plan Pedestrian and Bike Facilities

The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling. The Complete Streets element reinforces the need for multimodal transportation and includes the following policies regarding the accommodation of pedestrians and bicyclists (MPOT, pages 9–10):

Policy 2: **All road frontage improvements and road capital improvement projects within the Developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.**

Policy 4: **Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO Guide for the Development of Bicycle Facilities.**

The site is currently developed with a sidewalk along all roadway frontages and crosswalks crossing 43rd Street at its intersection with Farragut Street and Gallatin Street. Staff recommend that the existing curb ramp along the property frontage at 43rd and Farragut Street be upgraded to be Americans with Disabilities Act (ADA)-compliant. In addition, Gallatin Street is currently improved with sharrows (shared road pavement markings), which meets the intent of both policies.

In addition, the sector plan recommends widened sidewalks, where feasible, and to accommodate shared bicycle use. Gallatin Street is currently developed with sharrows, which meets the intent of the sector plan.

The sector plan further includes the following objectives and recommendations applicable to the site: (pages 38–39).

Objectives

- 2. Provide adequate accessibility to all existing and planned development and activities.**
- 5. Enhance crosswalks and sidewalks so that the area is recognized as pedestrian-friendly.**

The site is currently developed with a sidewalk along all roadway frontages and a crosswalk crossing 43rd Street. Staff recommend that the existing curb ramp along the property frontage be upgraded to be ADA-compliant. In addition, Gallatin Street is currently improved with sharrows and meets the intent of both policies.

Recommendations

- 2. Implement pedestrian safety measures at road crossing and trail intersections. These improvements can include curb extensions, in-pavement lighting in crosswalks, raised crosswalks, road striping, additional signage and lighting, and contrasting surface materials, as deemed appropriate by the communities and road agencies. (page 44)**
- 4. Provide parking credits for using alternative modes of transportation and the use of off-site parking facilities. (page 44)**

At the time of DSP or building permit, the applicant should depict a combination of curb extensions, road striping, contrasting surface materials, signage, and lighting, subject to review and approval by the Transportation Planning Section.

Site Access and On-site Circulation

Pedestrian access to the subject site is provided via existing sidewalks along Gallatin Street, 43rd Avenue, and Farragut Street. Vehicular access to the Phase 1 development will be provided from 43rd Avenue to access the Phase 1 parking lot on Parcel 2, which will provide on-site parking. Access to this parking lot will also be provided via the public alley that separates Parcel 1 and Parcel 2. Vehicular access to the Phase 2 development is yet to be determined. However, it must conform to the standards and requirements of the sector plan and D-D-O Zone in order to proceed. This will be further evaluated at the permit or DSP stage. Therefore, staff find access and circulation to be sufficient at this time.

Based on the findings presented above, staff conclude that the multimodal transportation facilities will exist to serve the proposed subdivision as required under Subtitle 24 and 27 of the County Code, and will conform to the MPOT and sector plan with the recommended conditions of approval provided in this technical staff report.

7. **Public Facilities**—This PPS was reviewed for conformance to the sector plan, in accordance with Section 24-121(a)(5) and 24-122(b) of the prior Subdivision Regulations. The sector plan includes the following goals for the provision of public facilities:

- **To ensure that police stations meet the needs of the community.** (page 50)
- **To ensure that adequate fire and rescue services meet the needs of the community.** (page 50)
- **To ensure that public school facilities meet the needs of the community.** (page 56)

The project will not impede achievement of the above-referenced goals. This PPS is subject to approved ADQ-2024-065, which established that, pursuant to adopted tests and standards, public safety facilities are adequate to serve the proposed development. There are no master-planned police, fire and emergency medical service facilities, public schools, parks, or libraries recommended on the subject property.

The 2008 *Approved Public Safety Facilities Master Plan* also provides guidance on the location and timing of upgrades, renovations to existing facilities, and construction of new facilities; however, none of its recommendations affect this site.

The subject property is located in Planning Area 68 – Hyattsville-Riverdale-Mt. Rainier-Brentwood. The 2025–2030 Fiscal Year Approved Capital Improvement Plan budget identifies one project proposed for construction, as shown below. This project does not directly affect this site.

- **Hyattsville Fire/EMS Station at 6200 Belcrest Road. (3.51.0001).**

Section 24-122.01(b)(1) of the prior Subdivision Regulations states that the location of the property, within the appropriate service area of the Ten-Year Water and Sewerage Plan, is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for PPS or final plat approval. The 2018 *Water and Sewer Plan* placed this property in water and sewer Category 3, Community System. Category 3 comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. In addition, the property is within Tier 1 of the Sustainable Growth Act. Tier 1 includes those properties served by public sewerage systems. The subject property is in the appropriate water and sewer service area for PPS approval.

8. **Public Utility Easement**—In accordance with Section 24-122(a) of the prior Subdivision Regulations, when utility easements are required by a public company, the subdivider shall include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748.”

The standard requirement for public utility easements (PUEs) is 10 feet wide along both sides of all public ROWs. The subject property has frontage on Gallatin Street, 43rd Avenue and Farragut Street. However, the PPS only proposes the required PUE along the frontage of Gallatin Street. Therefore, a recommended condition of approval has been provided in this technical staff report, to require that a PUE be provided on the PPS along 43rd Avenue and Farragut Street, prior to certification or a request of a variation from Section 24-122(a) to omit these PUEs must be applied for at the time of final plat.

9. **Historic**—The sector plan contains goals and policies related to historic preservation (pages 81–88). Several goals and objectives are relevant to the subject application. The goal of historic preservation in the sector plan is to “Preserve and protect the Historic Sites and districts of the Arts District” (page 81-88). Several relevant objectives include:

1. **To evaluate and designate historic resources and historic survey properties that meet the criteria of the Historic Preservation Ordinance.** (page 81)
2. **To integrate Historic Sites and historic districts into the fabric of the Arts District.**

Mount Hermon Masonic Temple was evaluated for historic site designation at the Historic Preservation Commission public hearing on July 23, 2024. The Historic Preservation Commission recommended to the Planning Board and District Council that the Mount Hermon Masonic Temple and its 0.145-acre environmental setting (Lot 11) be designated as a Prince George’s County historic site as meeting criteria of Subtitle 29-104(a). A joint public hearing of the Planning Board and District Council was held on September 10, 2024, and Mount Hermon Masonic Temple (68-010-95) was designated a Prince George’s County historic site. The evaluation of Mt. Hermon Lodge and its subsequent designation as Prince George’s County Historic Site 68-010-95 satisfied these objectives.

3. **To encourage stewardship, use and compatible adaptive reuse of Historic Sites and historic resources.**

This application, proposing to adapt the historic temple for mixed-use residential and commercial development, satisfies this objective.

The 2010 *Approved Historic Sites and Districts Plan* includes goals and policies related to archeology (pages 55–61). Relevant goals, policies, and strategies (pages 59–60) are:

Goal: Incorporate archeological resource protection into the local land use and comprehensive planning processes through site identification and preservation.

Policy 1: Ensure that archeological resources are considered and protected through all phases of the development process.

Strategy 3: Request a Phase I archeological survey on properties subject to the subdivision

regulations that have a moderate-to-high probability of containing prehistoric or historic archeological resources.

Per Section 24-121(a)(18) of the prior Subdivision Regulations, archeological investigations can be required at the time of PPS if there is a moderate or higher potential for archeological resources on the developing property. A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicates the probability of archeological sites within the subject property is low. A Phase I archeology survey is not recommended, as most of the property has previously been disturbed.

The following findings are further noted:

- “1. The subject property contains the Mount Hermon Masonic Temple (Historic Site 68-010-95). The Environmental Setting for Mount Hermon Masonic Temple is the entirety of Lot 11, approximately 0.145 acres.
- “2. The Mount Hermon Masonic Temple was constructed in 1893 as the meeting place for Mount Hermon Lodge, No. 179. The building is significant as the only example of Romanesque Revival architecture in Hyattsville and has been a prominent part of the streetscape since its construction. The subject property is also a contributing property to the Hyattsville National Register Historic District (PG:68-010-00).
- “3. Mount Hermon Masonic Temple was evaluated for Historic Site designation at the Historic Preservation Commission public hearing on July 23, 2024. The Historic Preservation Commission recommended to the Planning Board and District Council that the Mount Hermon Masonic Temple and its 0.145-acre Environmental Setting (Lot 11) be designated as a Prince George’s County Historic Site as meeting criteria in Subtitle 29-104(a). A Joint Public Hearing of the Planning Board and District Council was held on September 10, 2024, and Mount Hermon Masonic Temple (68-010-95) was designated a Prince George’s County Historic Site. The evaluation of Mt. Hermon Lodge and its subsequent designation as Prince George’s County Historic Site 68-010-95 satisfied these objectives.
- “4. Lot 11, proposed Parcel 1, of the proposed development is currently entirely within the Environmental Setting of Mount Hermon Masonic Temple. As such, the Historic Area Work Permit (HAWP) requirements outlined in County Code Subtitle 29, Division 4 (Historic Area Work Permits) will apply to any construction, demolition, alteration, or ground disturbance within the lot.
- “5. Lot 16, proposed Parcel 2, of the proposed development is adjacent to the Environmental Setting of Mount Hermon Masonic Temple. At the time of site plan, the scale, massing, architecture, and materials of the subject project shall be reviewed by the Historic Preservation Commission for its impact on the adjacent Historic Site.”

- 10. Environmental**—The following applications and associated plans were previously reviewed for the subject site:

Development Review Case	Associated TCP(s)	Authority	Status	Action Date	Resolution Number
NRI-016-2025	N/A	Staff	Approved	03/03/2025	N/A
NRI-017-2025	N/A	Staff	Approved	03/03/2025	N/A
4-24033	Exempt per S-015-2025 and S-016-2025	Planning Board	Pending	Pending	Pending

Grandfathering

This project is subject to the 2024 Woodland and Wildlife Habitat Conservation Ordinance (WCO) and the environmental regulations contained in prior Subtitles 24 and 27 of the County Code because this is a new PPS using the prior Subdivision Regulations and prior Zoning Ordinance.

Prince George's Plan 2035

The site is located within the Environmental Strategy Area 1 of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan* (Plan 2035) and within the Established Communities Area of the General Plan Growth Policy of Plan 2035. The project is not within the boundaries of a transit-oriented center as identified in Plan 2035.

Site Description

The property is comprised of two existing lots: Lot 11 (proposed Parcel 1) and Lot 16 (proposed Parcel 2). Lot 11 is 0.14 acre and is located at the southwest quadrant of the intersection of Gallatin Street and 43rd Avenue. This portion of the site is currently fully developed with one existing building. Lot 16 is 0.14 acre and is located at the northwest quadrant of the intersection of Farragut Street and 43rd Avenue. This portion of the site is currently fully developed with an existing parking lot. The overall site does not contain regulated environmental features (REF) as defined in the prior Subdivision Regulations. According to the Sensitive Species Project Review Area map received from the Maryland Department of Natural Resources Natural Heritage Program and provided on PGAtlas, there are no rare, threatened, or endangered species found to occur on or near this property.

ENVIRONMENTAL CONFORMANCE WITH APPLICABLE PLANS

Existing Conditions/Natural Resources Inventory

In conformance with Section 24-120(a)(22) of the prior Subdivision Regulations, an approved natural resources inventory (NRI) was submitted with this PPS for Lot 11 / Parcel 1 (NRI-016-2025) and Lot 16/Parcel 2 (NRI-017-2025). The site does not contain REF, woodland, or specimen trees. No additional information is required regarding the NRIs.

Sector Plan

The sector plan contains recommendations in the Environmental Infrastructure section (pages 36–38) that are applicable to this proposal, provided below in **bold**, with staff analysis following in plain text:

RECOMMENDATIONS

1. **Use existing land use regulations to provide open space and protect environmental features that add value to communities. These tools, used in conjunction with the development district standards and guidelines contained in this plan, function to achieve the desired vision for the Arts District.**

- a. **Public Park Acquisition or Dedication: Land is acquired for active and passive recreation through purchase, gift, or mandatory dedication provisions (Subtitle 24, Section 134, Prince George's County Code).**

The site is currently fully developed with an existing building and an existing parking lot. Public park acquisition or dedication was reviewed by the Prince George's County Department of Parks and Recreation and is not recommended for the subject site.

- b. **Floodplain Areas: Land within the 100-year floodplain is generally restricted from further development (Subtitle 4, Division 2, Prince George's County Code).**

The site is not within the 100-year floodplain, as defined in Subtitle 24 of the prior Subdivision Regulations.

- c. **Stormwater Management: Existing regulations require adequate control of stormwater runoff (Subtitle 4, Division 2, Prince George's County Code).**

The SWM concept plan submitted with this application, as approved by DPIE, shows that the redevelopment of Lot 11 is exempt from SWM requirements because less than 5,000 square feet will be disturbed. The applicant has further applied for SWM concept approval for Lot 16 and provided a copy of the SWM concept plan, currently under review by DPIE, with this PPS. Approval of that concept plan is required prior to the issuance of permits.

- d. **Use of Unsafe Land: Land subject to flooding, erosive stream action, unstable soil conditions, or manmade unsafe conditions (unstable soils or slopes) is generally restricted from development (Subtitle 24, Section 131, Prince George's County Code).**

In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions. According to available mapping information, unsafe soils containing Marlboro clay do not occur on this property. Christiana clay does exist, but there are no geotechnical concerns with this application because no major earthwork is anticipated.

- e. **Protection of Wetlands: Existing federal and state regulations require buffers adjacent to nontidal wetlands and generally restrict wetland areas from development. These are enforced locally through the**

county permit process (Subtitle 4, Division 2, Prince George's County Code).

The site does not contain wetlands, as defined in Subtitle 24 of the prior Subdivision Regulations.

- f. Provision of Stream Buffers: Areas within 50 feet of streams, floodplains and adjacent slopes are generally restricted from development (Subtitle 24, Section 130, Prince George's County Code).**

The site does not contain stream buffers as defined in Subtitle 24 of the prior Subdivision Regulations.

- g. Protection and Restoration of Woodlands: The Woodland Conservation Ordinance requires the conservation of woodlands through preservation, reforestation and afforestation of woodland and specimen trees by meeting minimum woodland conservation thresholds (Subtitle 25, Prince George's County Code).**

The site does not contain woodland, as defined in the WCO, and is fully developed with an existing building and an existing parking lot. The project is exempt from the WCO, with standard letters of exemption (S-015-2025 and S-016-2025) from the WCO.

- 2. Incorporate low-impact development design features and implement green building techniques that include the latest environmental technologies.**

Green building techniques are encouraged. Existing Lot 11 is a historic site and both existing lots are in a historic district and are subject to review by the Historic Preservation Section. This historic designation may limit opportunities to implement some green building technologies.

- 3. Affirm county and state Smart Growth initiatives and the policies and strategies of the General Plan. New development and redevelopment should enhance existing green infrastructure elements such as wetlands, woodlands, open space, landscaped areas, street tree corridors, and sensitive species habitats. It should also establish open space linkages where they do not currently exist.**

The site does not contain wetlands, woodlands, or sensitive species habitats as defined in the prior Subdivision Regulations.

- 4. Seek opportunities to create new, connected green infrastructure elements. New development or redevelopment project proposals should establish landscaped areas and open space connections, wherever possible.**

The site is exempt from the WCO because the properties are less than 40,000 square feet. The establishment of new, connected green infrastructure elements is limited with this project due to the size of the property and its location outside of green infrastructure elements. The site is significantly removed from the green

infrastructure network and is approximately 1,400 linear feet away from the existing network.

5. **Require the following tree cover areas based on ten-year tree canopies: 10 percent tree cover on all properties not in the CBCA I-D-O overlay and within the industrial areas, 15 percent tree cover on property containing an L-D-O (limited development overlay), 20 percent tree cover within mixed-use or commercial areas, and 26 percent tree cover within residential areas. Establish street trees along main transportation corridors. Count trees planted in the public right-of-way but within 16 feet of a property line toward a development's tree coverage.**

Tree canopy requirements will be reviewed at the time of permit.

6. **Decrease impervious surfaces by sharing parking to the fullest extent, constructing green roofs, and following the county's Department of Environmental Resources requirements to the fullest extent.**

The applicant will phase development. The existing parking lot on Lot 16 will be designed to meet the parking requirements for Lot 11. When Lot 16 is developed with the residential use, parking will be reevaluated. Lot 11 is a historic site with an environmental setting which may limit opportunities to implement recommendations such as green roofs.

7. **Use micromanagement stormwater treatment methods on new development or redevelopment projects.**

The approved SWM concept plan submitted with this application shows that the redevelopment of Lot 11 is exempt from SWM requirements because less than 5,000 square feet will be disturbed. The applicant has further applied for a SWM concept plan approval for Lot 16, which is under review with DPIE. Approval of a SWM concept plan is required prior to the issuance of permits.

8. **Encourage new development to avoid impact on wetlands. Where feasible, construct new wetlands with the intent of replicating the functions provided by natural wetlands, including pollutant interception, erosion control, and provision of wildlife habitat.**

The site does not contain or impact wetlands, as defined in the prior Subdivision Regulations.

9. **Encourage the use of green building techniques in designated areas through incentives.**

This recommendation is not relevant to the review of a PPS. However, the use of green building techniques are encouraged.

10. **Evaluate noise impacts for proposed development and require that noise levels meet the state standards.**

The site is not adjacent to roadways providing noise levels that would require mitigation, nor does the development proposed include uses that should be regulated for noise.

- 11. Promote nonautomobile use by residents, customers and employees. The use of available state and local incentives to help reduce the use of the automobile and in turn reduce air pollution is encouraged. Public resources should emphasize connectivity and multimodal access throughout the Arts District.**

The PPS proposes a mixed-use development of a historic site which promotes nonautomobile use.

- 12. Encourage land uses compatible with and supportive of the stream valley parks and other environmental features such as florists and restaurants near the water features.**

The site is not adjacent to any stream valley parks.

2017 Green Infrastructure Plan

The 2017 Green Infrastructure Plan (GI Plan) was approved with the adoption of the 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017) on March 7, 2017. According to the GI Plan, the site is not within the green infrastructure network as no regulated or evaluation areas exist on-site; therefore, the proposed development is in conformance with the GI Plan.

CONFORMANCE WITH ENVIRONMENTAL REGULATIONS

Woodland Conservation

This project is exempt from the provisions of the WCO because the site is less than 40,000 square feet in size and does not have a previously approved tree conservation plan. Lot 11 received a letter of exemption (S-015-2025) from the WCO on February 27, 2025, and it remains valid until February 27, 2030. Lot 16 received a letter of exemption (S-016-2025) from the WCO on February 27, 2025, and it remains valid until February 27, 2030. No additional information is required with regard to woodland conservation.

Specimen Trees

Section 25-122(b)(1)(G) of the WCO requires that "Specimen trees, champion trees, and trees that are part of a historic site or are associated with a historic structure shall be preserved and the design shall either preserve the critical root zone of each tree in its entirety or preserve an appropriate percentage of the critical root zone in keeping with the tree's condition and the species' ability to survive construction as provided in the Technical Manual." However, this site does not contain specimen trees, as defined in the WCO.

Regulated Environmental Features

REF are required to be preserved and/or restored to the fullest extent possible under Section 24-130(a) of the Environmental Standards of the prior Subdivision Regulations. However, the site does not contain REF, as defined in Subtitle 24 of the prior Subdivision Regulations.

Soils

In accordance with Section 24-131 of the prior Subdivision Regulations, this application was reviewed for unsafe land restrictions. The predominant soils found to occur according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey include Russett-Christiana-Urban land complex and Urban land. According to available mapping information, unsafe soils containing Marlboro clay do not occur on this property. Christiana clay does exist, but there are no geotechnical concerns with this application. This information is provided for the applicant's benefit.

11. **Urban Design**—The subject PPS was evaluated for conformance to the Zoning Ordinance for a phased development. This includes a mixed-use development to convert an existing historic building into approximately eight multifamily dwelling units and approximately 1,700 square feet of commercial use, with no increase of the existing gross floor area on proposed Parcel 1 (existing Lot 11); and future residential use on Parcel 2 (existing Lot 16).

Phase 1

The proposed multifamily use for Parcel 1 and 2 is permitted in the TC character area. The type of proposed commercial use is unspecified at this time. Section 27-548.25(a) notes, prior to the issuance of any grading permit for undeveloped property or any building permit in a development district, a DSP for individual development shall be approved by the Planning Board in accordance with Part 3, Division 9, unless modified by the D-D-O Zone. However, page 140 of the sector plan lists four criteria to determine if DSP review is required. Exemption 9.a., on page 141 of the sector plan, notes that permits for alteration or rehabilitation, with no increase of the existing gross floor area, are exempt from DSP review and development district standards. As such, the rehabilitation of the historic building is exempt from DSP review and the development district standards. However, the proposed multifamily and commercial uses may require DSP review if they are unable to meet all of the applicable development district standards (page 139) at the time of permit application. In addition, a DSP may be required for undefined commercial use if a special permit is required, per the use table on page 140. In summary, the D-D-O Zone standards that are applicable to the Phase 1 development will be evaluated at the time of permit or DSP, as mandated by the sector plan.

Phase 2

Several residential use-types are permitted in the TRN character area in the sector plan. The applicability of a DSP will be dependent on the type of dwelling units proposed. If the proposed residential use requires a special permit per the use table, a DSP will be required (page 140). If the proposed residential use is unable to meet all of the applicable development district standards, a DSP may be required (page 139). However, since Parcel 2 lies in the R-55 Zone of the TRN character area, within the City of Hyattsville, Parcel 2 is exempt from the D-D-O standards. Instead, it must abide by the requirements of the R-55 Zone of the prior Zoning Ordinance (page 144). Despite being exempt from the D-D-O Zone standards, the proposed development must still meet the requirements of the D-D-O Zone use table. It must also demonstrate conformance to the applicable sections of the 2010 *Prince George's County Landscape Manual*, and the requirements of the Tree Canopy Coverage Ordinance of the Prince George's County Code, at the time of permit or detailed site plan review.

12. **Citizen feedback**—On May 29, 2025, the Planning Board received an email from a neighboring citizen (Aguilar to Planning Board) expressing support of the preservation of

the Mt. Hermon Masonic Temple and raising concerns regarding the parking of the proposed development. Specifically, that the second phase of development proposes to remove the parking provided in the first phase, with no clear plan for how parking for both phases of the development can then be achieved. However, it should be noted that the specific residential use for the second phase of development has not been determined, but will be required to meet the development district standard of the D-D-O Zone once determined. This includes meeting parking requirements for both phases. The email also included four attachments, three of which were of public hearing signs posted on Lot 16 (Parcel 2), indicating the sign had been torn down. In response, staff contacted the applicant who responded immediately stating the sign would be replaced and monitored. The other attachment was a photo of the site showing overgrown grass as evidence of poor maintenance. However, this matter is not germane to the review of this PPS.

- 13. Referral to Municipalities**—The subject property is located within the municipality of the City of Hyattsville (the “City”). The PPS application was referred to the City for review and comment on March 20, 2025, April 18, 2025, and May 7, 2025. On May 29, 2025, staff were contacted by the City Planner for the City of Hyattsville requesting a meeting to discuss various details and concerns with the proposed development in order to brief the Hyattsville City Council prior to their next regular meeting. Staff met with the City Planner on May 30, 2025, providing responses to the questions and concerns raised. On June 4, 2025, the Planning Board received a memo from the City (City of Hyattsville to Shapiro), supporting the approval of the PPS, subject to 5 conditions and 1 consideration which are as follows:

- “1. Prior to any formal consideration by the Planning Board and before the issuance of any construction permits for Phase II, the City of Hyattsville formally requests a and reserves the right to provide input on the scope, design, and potential impacts of Phase II and that said input be considered as part of the regulatory review process.
- “2. To ensure compliance with the Americans with Disabilities Act (ADA) staff requests that the applicant clarify the number ADA parking spaces being provided and identify the location of said spaces.
- “3. During the construction phase, the applicant shall coordinate with the City of Hyattsville as it relates to staging and hours of operation to mitigate noise, traffic and other concerns.
- “4. The City of Hyattsville recommends the addition of outdoor bike storage for the proposed project by the applicant, given the property’s proximity to the existing town center and public park. Outdoor bicycle storage on the exterior of the building would accommodate patrons of the proposed commercial use. Installation of the inverted-U racks or similar design would be preferred.
- “5. To promote long-term environmental sustainability and resource efficiency the City of Hyattsville encourages the applicant to integrate sustainable features to the final design.

“Considerations:

“Page 245 of TDDP notes that ‘Works of art, architectural enhancements and special landscape treatments should be located in areas where residents and visitors live, work, or congregated and should be highly visible and accessible.’ Therefore, the applicant should consider the addition of an outdoor public art feature to further enhance the public street scape.”

Regarding Condition 1, staff note that PPS and associated documents were referred to the City for their review and comments at the time of acceptance of the PPS, and prior to the Planning Board hearing. Staff further note that any testimony provided by the City during the public hearing will be considered by the Planning Board. However, the approval of the PPS does not constitute approval of any use or eventual development. Staff finally note that any proposed development for Phase 2 is required to conform to the development district standards of the sector plan in the D-D-O Zone, to include any regulatory review process at the time of permitting or DSP. The city will be included in that process, as applicable by law.

Conditions 2 through 5 and the requested consideration are related to a variety of final development and design elements that are not before the Planning Board for consideration with a PPS. These elements will be evaluated at the time of DSP, if required for the eventual development, or at the time of permit application, where the applicant must demonstrate conformance to development district standards provided in the sector plan. In addition, of the elements requested by the City, those that could be required with a PPS have been included in the recommended conditions, such as ADA-compliant sidewalks and ramps. Staff findings also include a recommendation that a public art feature be provided.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. Prior to signature approval of the preliminary plan of subdivision (PPS), the plan shall be revised as follows:
 - a. Show and label a 10-foot-wide public utility easement along the frontage of 43rd Avenue and Farragut Street, in accordance with Section 24-122 (a) of the prior Prince George’s County Subdivision Regulations.
 - b. Correct General Note 3 under Parcel 2 to indicate five residential units.
 - c. Revise General Note 11 to remove “TO/AC” under Parcel 1.
 - d. Revise General Note 15 under Parcel 1 to read, “8 multifamily dwelling units and 1,700 SF of Commercial use, with parking on Parcel 2 (Phase 1 Development)”.
 - e. Revise General Note 15 under Parcel 2 to read, “Phase 1: Parking for mixed-use development on Parcel 1. Phase 2: residential use”.
 - f. Revise General Note 20 under Parcel 2 to read, “6,291 square feet”.

- g. Revise General Note 35 under Parcel 2 to add pending Stormwater Management Concept Plan number SIT-00089-2025.
- 2. Prior to its approval, the final plat of subdivision shall include dedication of a 10-foot-wide public utility easement along the abutting public rights-of-way, as delineated on the approved preliminary plan of subdivision, or a variation from Section 24-122 (a) of the prior Prince George's County Subdivision Regulations must be requested with the final plat.
- 3. Prior to approval of a final plat of subdivision, the applicant, and the applicant's heirs, successors, and/or assignees shall pay a fee-in-lieu of the mandatory dedication of parkland requirement equal to five percent of the total new market value of the land, as stated on the final assessment notice issued by the State Department of Assessments and Taxation, in conformance with Section 24-134(a) of the prior Prince George's County Subdivision Regulations.
- 4. In conformance with the recommendations of the 2009 *Approved Countywide Master Plan of Transportation* and the 2004 *Approved Gateway Arts District Sector Plan and Sectional Map Amendment*, the applicant and the applicant's heirs, successors, and/or assignees shall show on the site plan at the time of permitting:
 - a. An American with Disabilities Act-compliant curb ramp at the intersection of Farragut Street and 43rd Avenue, unless modified by the operating agency with written correspondence in accordance with any Prince George's County Department of Public Works and Transportation adopted standards.
- 5. The historic area work permit requirements outlined in the Prince George's County Code, Subtitle 29, Division 4 (Historic Area Work Permits) will apply to any construction, demolition, alteration, or ground disturbance within Parcel 1.
- 6. Prior to the approval of residential development on Parcel 2, the scale, massing, architecture, and materials of the proposed development shall be reviewed by the Historic Preservation Commission for its impact on the adjacent historic site, in accordance with Section 24-135.01(b) of the prior Prince George's County Subdivision Regulations.

STAFF RECOMMEND:

- Approval of Preliminary Plan of Subdivision 4-24033