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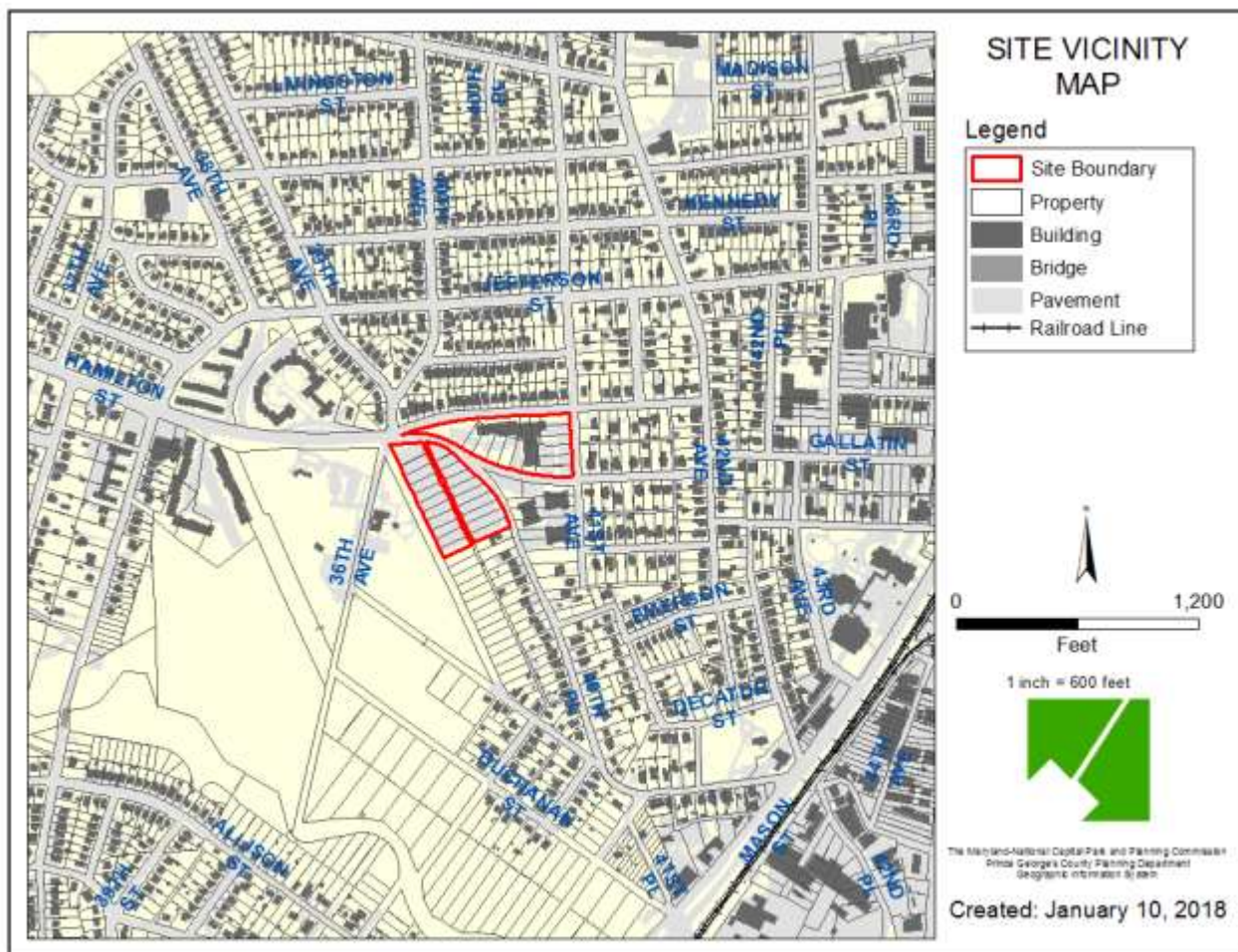
Conceptual Site Plan

CSP-18002

Application	General Data	
Project Name: Magruder Pointe Location: South of Hamilton Street, in the southeast quadrant of its intersection with 40th Avenue. Applicant/Address: Werrlein WSSC, LLC 522 Defense Highway Annapolis, MD 21401	Planning Board Hearing Date:	07/26/18
	Memorandum Date:	07/18/18
	Date Accepted:	05/03/18
	Planning Board Action Limit:	07/26/18
	Plan Acreage:	8.26
	Zone:	O-S/R-55/D-D-O
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	68
	Council District:	02
	Election District	16
	Municipality:	Hyattsville
	200-Scale Base Map:	206NE03

Purpose of Application	Notice Dates	
This case was continued from the Planning Board hearing date from July 19, 2018 to July 26, 2018. Change the underlying zoning from the O-S and R-55 Zones to the M-U-I Zone and to permit single-family attached (townhouse) units on the property.	Informational Mailing:	03/19/18
	Acceptance Mailing:	05/31/18
	Sign Posting Deadline:	06/18/18

Staff Recommendation		Staff Reviewer: Henry Zhang Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X	X	



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Conceptual Site Plan CSP-18002
Magruder Pointe

The Urban Design staff has completed the review of the subject application and appropriate referrals. The purpose of this application is limited to the request to rezone the subject property to the Mixed Use–Infill (M-U-I) Zone. Staff recommends an alternative, that the Open Space-zoned (O-S) portion of the site be rezoned to the One-Family Detached Residential (R-55) Zone and permit single-family detached and attached dwellings as requested by the applicant, as discussed further. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the Recommendation section of this report.

EVALUATION

This conceptual site plan application was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of the Development District Overlay (D-D-O) Zone standard of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*;
- b. The requirements of the Prince George's County Zoning Ordinance for the Mixed Use–Infill (M-U-I) Zone and site design guidelines;
- c. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- d. Other site plan related regulations;
- e. Referral comments.

FINDINGS

Based upon the evaluation and analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject conceptual site plan (CSP) application proposes to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use-Infill (M-U-I) Zone for a future single-family residential development. No site improvements have been proposed in this CSP.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone:	R-55/O-S/D-D-O	M-U-I/D-D-O
Use:	Office	Residential Single-Family Detached and Attached*
Gross Acreage	8.26	8.26
R-55 Zone	3.6	3.6
O-S Zone	4.66	4.66
Lots	35	TBD

Note: *The applicant is proposing density for the single-family attached dwellings at nine dwelling units per gross acre.

3. **Location:** 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, in Planning Area 68, Council District 2. The subject site is also located within the Traditional Residential Neighborhood (TRN) Character Area of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* (Gateway Arts District Sector Plan and SMA).
4. **Surrounding Uses:** To the north and east of the property, beyond Hamilton Street and 41st Avenue, are existing single-family detached houses in the R-55 Zone; to the west, beyond 40th Avenue, is an existing public park known as Magruder Park, owned by the City of Hyattsville, and Magruder Woods Park owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the O-S Zone; and between the two parcels are midrise apartment buildings in the Multifamily High Density Residential (R-10) Zone. All surrounding properties are in the TRN Character Area and in the Development District Overlay (D-D-O) Zone.
5. **Previous Approvals:** The subject property is located on Tax Map 50 in Grid B1, consists of 35 lots, and contains a total of 8.26 acres. Lots 80–93 of Wine and Johnson's Revised 1st Addition to Hyattsville 1882, recorded in Plat Book LIB A-20 on June 12, 1884, and a portion of land west of Lots 88 and 88½, recorded in Liber 21981 folio 165, comprise 3.6 acres of the subject property and are zoned R-55. Lots 23–33 and Lots 52–61 of Block 1 of Holladay Company's Addition to Hyattsville, MD, recorded in Plat Book LIB A-30 on May 19, 1887, comprise 4.1 acres of the subject property and are zoned O-S. The Gateway Arts District Sector Plan and SMA also placed a D-D-O Zone over the property and retained the R-55 Zone, but downzoned the 4.66-acre parcel to the O-S Zone.
6. **Design Features:** The subject site houses the former Washington Suburban Sanitary Commission (WSSC) headquarters building on Hamilton Street to the north and the parking lot serving the building to the south across Gallatin Street. The building (3.6-acre parcel) is located in the R-55/D-D-O Zones and the parking lot (4.66-acre parcel) is located in the O-S/D-D-O Zones.

This property owner plans to utilize the D-D-O Zone amendment process, as stated in Section 27-548.26 of the Prince George's County Zoning Ordinance, and filed this CSP to rezone the underlying O-S and R-55 Zones to the M-U-I Zone for development of a single-family residential community consisting of single-family detached dwellings and townhouses. No improvements have been proposed with this CSP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **2004 Approved Gateway Arts District Sector Plan and Sectional Map Amendment and the standards of the Development District Overlay (D-D-O) Zone:** The Gateway Arts District Sector Plan and SMA defines long-range land use and development policies, detailed zoning changes, design standards, and a D-D-O Zone for the Gateway Arts District area. The land use concept of the sector plan divides the Gateway Arts District into seven interrelated areas including, Town Center (TC), Arts Production and Entertainment (APE), Neighborhood Arts and Production (NAP), Multifamily Residential Community (MRC), TRN, Neighborhood Commercial (NC), and Stream Valley Park (SVP) for the purpose of examining issues and opportunities and formulating recommendations. Detailed recommendations are also provided for seven distinct areas within the sector plan.

The sector plan recommends two land uses across the subject property: parks and open space (O-S Zone) on the 4.66-acre parcel and single-family development (R-55 Zone) on the 3.6-acre parcel. The sector plan also puts the two parcels in the TRN Character Area.

In many ways, the traditional residential neighborhood character areas suggest a glimpse of small town Americana. They overlay land zoned for single-family housing (attached and detached). The historic houses and streetcar suburban pattern of inter-connecting narrow streets and shaded sidewalks within easy access to town centers and Metro are assets to be protected from encroachment or significant loss of integrity. (page 14)

Section 27-548.26(b) specifies that the property owner shall show, with a CSP, that the proposed development conforms with the purposes and recommendations of the development district, as stated in the master plan, master plan amendment, or sector plan. The Gateway Arts District Sector Plan establishes specific goals for the TRN area, as follows:

The goal for the TRN is, “To promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones. To preserve the single-family residential neighborhood character as the anchor of the Arts District, while supporting artists who produce and teach from their homes. To enhance the “built-in” natural surveillance of public areas by active neighbors on porches, in yards, and on the sidewalk.” (page 138)

Mixed use of any kind, including the M-U-I Zone, has never been envisioned in the TRN Character Area. High-density mixed use is mainly directed to the town center area and predominantly along both Rhode Island Avenue and US 1 (Baltimore Avenue). As such, the Urban Design Section does not support the M-U-I Zone for this property, as contrary to the recommendations of the development district.

Based on the sector plan's recommendations for context-sensitive infill development to preserve traditional neighborhood characters in the TRN area, and the fact that the O-S Zone parcel was previously in the R-55 Zone prior to the 2004 Gateway Arts District Sector Plan and SMA, the Urban Design Section recommends that the appropriate zone for the entirety of the property is R-55. This would allow for development of both the single-family detached and attached units that is consistent with the sector plan recommendation for preservation of single-family character on this property. Staff recommends that the 4.66 acres of O-S Zone be rezoned to the R-55 Zone, and that the attached single-family dwelling units be permitted at 9 dwelling units per acre, and that the density for single-family dwellings be consistent with the R-55 Zone of 6.7 dwelling units per acre.

Rezoning the subject property to the R-55 Zone will position it to best achieve the purposes and recommendations of the sector plan for both family- and artist-oriented residential development. Most importantly, this zoning category will not preclude implementation of the recommendation for provision of additional green open space to be adjacent to the existing Magruder Park, to the west of the 4.66-acre parcel. Through a context-sensitive design at the time of detailed site plan (DSP), the R-55 Zone will allow strengthening of the traditional residential neighborhood character for the area.

8. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the following Zoning Ordinance requirements:

- a. Section 27-546.16(b)(2), Approval of the M-U-I Zone, of the Zoning Ordinance states the following:

- (2) **Property in the D-D-O Zone may be reclassified from its underlying zone to the M-U-I Zone through the property owner application process in Section 27-548.26(b). In the review process, the owner shall show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties.**

Section 27-548.26(b) specifies that the owner shall show, with a CSP, that the proposed development conforms with the purposes and recommendations for the development district, as stated in the master plan, master plan amendment, or sector plan, and that the case must be reviewed by the Prince George's County District Council. A discussion of the subject CSP's conformance with the applicable sector plan is in Finding 7 above. Based on this extensive discussion, staff recommends that the Planning Board find that rezoning the property to the R-55 Zone would best conform with the purposes and recommendations of the development district, as stated in the sector plan. The Planning Board's recommendation on the subject CSP will be forwarded to the District Council for final review and approval, as required.

The second part of the above requirement requires the owner to show that the proposed rezoning and development will be compatible with existing or approved future development on adjacent properties. The adjacent properties to the north, south, and east are all zoned R-55 and D-D-O within the TRN Character Area; the adjacent properties between the two parcels are in the R-10 and D-D-O Zones. Development in the R-55 Zone, if it is also within the boundary of the City of Hyattsville, is currently exempt from the D-D-O Zone standards of the sector plan. However, given the rezoning situation, in order to safeguard the TRN

characteristics and make sure that the new development on the subject property is compatible with the surrounding established single-family subdivision, the proposed development must be subject to DSP review and the development district standards of the TRN Character Area, including building heights, setbacks, parking, and landscaping, regardless of the underlying zoning. Based on discussions, the development pods will be interrelated and will need to be evaluated together as one site.

Section 27-546.16(c) also includes the following specific requirement:

- (c) **Unless requested by a municipality or the Prince George's County Redevelopment Authority, the M-U-I Zone may be approved only on property which adjoins existing developed properties for twenty percent (20%) or more of its boundaries, adjoins property in the M-U-I Zone, or is recommended for mixed-use infill development in an approved Master Plan, Sector Plan, or other applicable plan. Adjoining development may be residential, commercial, industrial, or institutional but must have a density of at least 3.5 units per acre for residential or a floor area ratio of at least 0.15 for nonresidential development.**

The subject property is surrounded by R-55 and R-10-zoned properties and there is no mixed-use zone close to it. The required M-U-I Zone is not consistent with the sector plan goals and recommendation and is not supportable by the Urban Design Section.

The adjoining properties in the R-55 Zone are developed with single-family homes with a density of approximately 3.6–7.9 dwelling units per acre (average lot size is 0.126-0.3 acre). The R-10-zoned property between 40th Place and 41st Avenue has been developed with three multifamily apartments and its density is approximately 20 dwelling units per acre, and can be up to a maximum of 48 dwelling units per acre. The density meets the requirements of adjoining developed property for 20 percent, or more, of its boundaries and the adjoining development has a density of at least 3.5 dwelling units per acre.

However, the Urban Design Section supports rezoning the 4.66-acre parcel to the R-55 Zone and allow nine dwelling units per acre for the portion of the property developed with single-family attached, in order to promote development of both family- and artist-oriented residential development. Section 27-548.23(b) states that the D-D-O Zone may not permit densities in excess of the maximum permitted in the underlying zone. Therefore, staff recommends that the single-family dwellings be developed consistent with the maximum allowed density of 6.7 dwelling units per gross acre in the R-55 Zone, and that the single-family attached dwellings, which do not have a density limitation in the R-55 Zone because they are not generally permitted, be allowed at nine dwelling units per gross acre. These densities will enable a density transition from the higher multifamily zone to the lower single-family zone. These densities will be able to support transit and other basic urban services. This density also promotes a compact development that is consistent with smart growth policy in this part of the County and will be economically viable.

- b. The CSP is limited to the rezoning request and no improvements have been proposed. Conformance with the applicable site design guidelines contained in Section 27-274 of the Zoning Ordinance will be reviewed as the project moves through the DSP stage. The preliminary plan of subdivision (PPS) and the DSP for this site will be subject to the applicable D-D-O Zone standards for the TRN area. Additional bulk requirements will be established with the approval of the PPS and DSP in order to implement the goals and recommendations of the Gateway Arts District Sector Plan for the TRN area, to achieve context-sensitive, high-quality single-family residential development. A condition has been included in the Recommendation section of this report requiring this to be done at the time of DSP.
9. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The site is exempt from the provisions of the Woodland and Wildlife Habitat Conservation Ordinance because the site has less than 10,000 square feet of woodland on-site and no previously approved tree conservation plans.
10. **Other site plan related regulations:** Two additional regulations are applicable to the site plan review that usually requires detailed information, which can only be provided at the time of DSP. The discussion provided below is for information only.
 - a. **Prince George's County Tree Canopy Coverage Ordinance**—Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage on projects that require a grading permit. Conformance with the requirements of the Tree Canopy Coverage Ordinance will be ensured at the time of approval of a DSP for the project, when detailed information is available.
 - b. **Prince George's County Landscape Manual**—The D-D-O Zone includes development district standards that override the requirements of the Zoning Ordinance. On page 142 of the sector plan, it states:

The development district standards replace all those contained in the Zoning Ordinance and Landscape Manual except (1) where noted for parking provision, (2) properties zoned R-80 except with respect to accessory buildings containing an artist studio, (3) where noted for home occupation signage, and (4) where noted for signage size. If an aspect of the physical development of a project is not included in the development district standards, the character area goals and the intent statement of those standards most closely relating to that aspect shall apply.

Therefore, at the time of DSP, the requirements for landscaping will be dictated by the D-D-O Zone standards applicable to the TRN Character Area.
11. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized, as follows:
 - a. **Community Planning**—In a memorandum dated June 5, 2018 (Sams to Zhang), the Community Planning Division provided the following summarized comments:

General Plan

This application is in the Established Communities area. *The Plan Prince George's 2035 Approved General Plan* (Plan 2035) classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of regional transit districts and local centers as 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.

Sector Plan

The Gateway Arts District Sector Plan and SMA makes the following recommendations (page 14) for the TRN Character Area:

The subject property is located in the TRN Character Area of the sector plan. Of the TRN, the sector plan states, “In many ways, the traditional residential neighborhood character areas suggest a glimpse of small town Americana. They overlay land zoned for single-family housing (attached and detached). The historic houses and streetcar suburban pattern of inter-connecting narrow streets and shaded sidewalks within easy access to town centers and Metro are assets to be protected from encroachment or significant loss of integrity.

The goal (page 138) for the TRN area is:

To promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones. To preserve the single-family residential neighborhood character as the anchor of the Arts District, while supporting artists who produce and teach from their homes. To enhance the “built-in” natural surveillance of public areas by active neighbors on porches, in yards, and on the sidewalk.

SMA/Zoning

The sector plan and SMA retained the portion of the subject property (between Hamilton and Gallatin Streets) in the R-55 Zone, but reclassified the parking lot portion of the property (between 40th Avenue and 40th Place) from the R-55 Zone to the O-S Zone, noting that “[r]ezoning to O-S creates the opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area” (see page 123). The SMA further superimposed a D-D-O Zone, placing the entire property in the TRN Character Area. Note that R-55-zoned properties in the TRN Character Area, within the incorporated City of Hyattsville, are exempt from the development district standards and abide by the requirements of the R-55 Zone. Staff is recommending that the DSP include the entire site area, due to the interrelationship of the uses and to ensure sensitive development, in context with the surrounding neighborhood.

Development District Overlay Zone Conformance Issues

The Community Planning Division finds that this application to rezone the property to the M-U-I Zone does not meet the requirements of Section 27-548.26(b)(2)(A) and (b)(5), as it does not conform with the purposes and recommendations for the Development District, as stated in the Sector Plan. Staff recommends that the O-S-zoned portion of the property be rezoned to R-55.

Areawide Recommendation 5 (page 18) reads, in part, “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.” The WSSC headquarters is classified as a contributing structure within the Hyattsville National Register Historic District, as amended and expanded in 2004. It is not being preserved, reused, integrated, or otherwise incorporated into this construction project.

Traditional Residential Neighborhood Character Area, Recommendation 2, (page 27) states: “Reinforce existing single-family detached residential neighborhoods as community oriented, quiet, low-traffic, and child safe.” The construction of townhouses in the R-55 Zone would not prohibit reinforcement of the existing single-family detached residential neighborhoods, with careful site planning and transitions.

Environmental Infrastructure Recommendation 1 (page 36) reads, in part, “Use existing land use regulations to provide open space.” Recommendation 1.b is, “Floodplain Areas: Land within the 100-year floodplain is generally restricted from further development (Subtitle 4, Division 2, Prince George’s County Code).” All of the land zoned O-S and proposed for single-family attached dwellings is located abutting or within the existing floodplain. The applicant is working with the Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE) to relocate and improve the overall function of the floodplain, above what would normally be required. This will result in an overall improvement in the management of quantity and quality, consistent with the environmental site design standards of the County.

As stated above, the goal for the TRN area is, “To promote development of both family- and artist-oriented residential development in the R-55, R-35, R-20, and R-T Zones” (page 138). Therefore, using the portion of the property zoned O-S for townhouses does not conform with Environmental Infrastructure Recommendation 1. As stated above, “Rezoning to O-S creates the opportunity to expand parkland and reinforce the vision of the traditional residential neighborhood character area” (page 123). With this development scenario, the applicant is working with the City of Hyattsville to explore opportunities to expand the abutting parkland, consistent with this recommendation.

- b. **Transportation Planning**—In a memorandum dated July 12, 2018 (Masog to Zhang), the Transportation Planning Section offered comments on the subject application as follows:

Analysis of Traffic Impacts

The table below compares trip generation in each peak hour and daily trips between the approved use for the site and the proposed use. The trip generation is estimated using trip rates and requirements in the “Transportation Review Guidelines, Part 1” and the *Trip Generation, 9th Edition* (Institute of Transportation Engineers).

Comparison of Estimated Trip Generation, CSP-18002, Magruder Pointe, 8.26 acres with 4.66 acres in the O-S Zone and 3.60 acres within the R-55 Zone								
Zoning or Use	Units or Square Feet	AM Pk. Hr. Trips			PM Pk. Hr. Trips			Daily Trips
		In	Out	Total	In	Out	Total	
Existing Zoning R-55 (4.2 residences per acre)	15 detached homes	2	9	11	9	5	14	135
O-S (0.2 residences per acre)	1 detached home	0	1	1	1	0	1	9
Total Per Existing Zoning		2	10	12	10	5	15	144
Proposed Zoning M-U-I (applicant's proposal)	82 homes (mix of attached and detached)	11	47	58	43	23	66	672
Difference Between Existing and Proposed		+9	+37	+46	+33	+18	+51	+528

The above comparison of estimated site trip generation indicates that the proposed rezoning could have an impact on traffic in the area, with an increase of over 500 daily trips. Nonetheless, the applicant has already scoped a traffic study, in anticipation of the future PPS.

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) shows the Hamilton Street/Jefferson Street corridor as a master plan collector; however, this recommendation is only for the section west of 40th Avenue and does not affect the subject property.

The Transportation Planning Section notes that additional transportation analysis will be needed as the applicant moves forward.

- c. **Subdivision Section**—In a memorandum dated June 1, 2018 (Turnquest to Zhang), the Subdivision Review Section noted that the current deed for the property, recorded in the Prince George's County Land Records in Liber 21981 folio 165 on March 23, 2005, describes the subject property as two parcels. However, a minor final plat to consolidate the lots was not recorded, as required by Section 24-108(a)(3) of the Subdivision Regulations; therefore, the legal description of the property is as described above. Resubdivision or further subdivision of the lots will require a PPS, in accordance with the Subdivision Regulations.

The Subdivision Review Section recommends approval of this CSP with one condition, that has been included in the Recommendation section of this report.

- d. **Trail**—In a memorandum dated June 21, 2018 (Shaffer to Zhang), the Transportation Planning Section provided comments on trail-related issues, as follows:

The sector plan's Transportation system introduction (page 38–39) states:

Since most of the area's transportation system is already in place, efforts are needed to maximize the use of the existing transportation network and make changes that will result in a balanced use of all transportation modes: transit (rail and bus), automobile, bicycle, and walking.

Goals

- 1. To provide an integrated multimodal transportation system that is safe, efficient, attractive, and accessible, while reducing dependency on the automobile.**
- 2. To provide safe and convenient pedestrian and nonmotorized circulation opportunities in the Arts District for recreation and transportation, with an emphasis on connections to Metro and US 1.**

The applicant should provide sidewalks on both sides of internal roads and road frontages. A more detailed analysis of the sidewalk network and frontage improvements will occur with the PPS and the DSP.

The sector plan's Sidewalks, Trails and Bikeways section (page 46) states:

- 5. A variety of routes were identified that are currently used by bicyclists and pedestrians and most efficiently connect the West Hyattsville and Prince George's Plaza Metro Stations with US 1. These routes primarily focus on serving the local neighborhoods. These routes may also be designated as Artways with specific themes or features (such as banners or artwork) unifying the entire corridor. (Gateway p.46)**

b. West Hyattsville Metro to 38th Street and US 1

(2) Hamilton Street

- (a) Provide standard or wide sidewalks along both sides of Hamilton Street, where feasible and practical.**
- (b) Curb extensions are recommended in some locations, particularly at the pedestrian crossing in front of the Safeway grocery store.**
- (c) Pedestrian crossing safety improvements should also be considered at Hamilton Street and Queens Chapel Road.**
- (d) In-road bike lanes should be provided, as feasible.**
- (e) Additional lighting is recommended along the street, as well as directional signage for motorists and pedestrians.**

c. West Hyattsville Metro to Gallatin Street and US 1

(3) Gallatin Street

- (a) Widen sidewalks, where feasible.**
- (b) Provide directional signage where Gallatin Street is not continuous and users must briefly turn onto 42nd Street.**
- (c) If appropriate, consider traffic-calming measures to provide for safe shared bicycle and motor vehicle use.**

There are master-planned bicycle lanes proposed along Hamilton, Gallatin, and 40th Streets, all of which front the subject property. Bicycle lanes (or other appropriate bicycle treatment) will be recommended at the time of PPS and DSP, as required by the City of Hyattsville.

The Transportation Planning Section recommends approval of this application with one condition, that has been included in the Recommendation section of this report.

- e. Environmental Planning**—In a memorandum dated July 9, 2018 (Reiser to Zhang), the Environmental Planning Section provided an analysis of the CSP, as follows:

The Environmental Planning Section has not reviewed any previous development applications for the subject property; however, a natural resources inventory (NRI) plan has been submitted by the applicant and is currently being processed.

This 8.26-acre site is located on the south side of Hamilton Street, the north side of Gallatin Street, and on the west side of 40th Place in Hyattsville. The applicant has described the R-55 portion of the site, located between Hamilton Street and Gallatin Street, as the “upper parcel” and the O-S zoned portion of the site, located between 40th Place and 40th Avenue, as the “lower parcel.” According to PGAtlas.com, the site contains floodplain and steep slopes. A wetland and stream system are mapped directly to the south of the lower parcel. The predominant soils found to occur, according to the U.S. Department of Agriculture, Natural Resource Conservation Service, Web Soil Survey, include Christiana, Russett, and Codorus soil complexes. According to available mapping information, Marlboro clay is not mapped on, or in the vicinity of, this property; however, Christiana complexes are mapped on-site. A review of available mapping information indicates that the subject area is not within a sensitive species project review area and does not contain potential forest interior dwelling species habitat. The site is located within the Northwest Branch of the Anacostia River, within the Potomac River basin.

According to the adopted the 2017 Countywide Green Infrastructure Plan (Green Infrastructure Plan), which was approved with the adoption of the *Resource Conservation Plan: A Countywide Functional Master Plan* (CR-11-2017), a majority of the lower parcel is mapped as regulated area, which coincides with the mapped floodplain. Regulated areas mapped within the Green Infrastructure Plan include regulated environmental features comprised of streams, wetlands and their buffers, 100-year floodplain, and their adjacent steep slopes. The entire upper parcel is outside of the green

infrastructure network. Future land development applications for this site shall consider the applicable recommendations identified in the Green Infrastructure Plan.

An NRI was not required as part of this application for a zoning change. All future applications will require an approved NRI covering the entire land area included in the application, approved under the current regulations.

Soils

Christiana complexes are mapped on-site; however, they are urban soil complexes (Christiana-Downer-Urban land complexes) and, while they are located on portions of steep slopes, those slopes appear to have been man-made. Christiana complexes, especially when associated with steep slopes, have the potential to cause issues for foundations and other construction; however, based on the existing site conditions and past site development, it does not appear that these soil complexes would be an issue for development of this site. The County may require a soils report, in conformance with County Council Bill CB-94-2004, during the building permit review process.

The Gateway Arts District Sector Plan and SMA appropriately rezoned the lower parcel from R-55 to O-S due to the presence of on-site floodplain and adjacency to existing parks. The O-S Zone would allow for restoration of the site, to encourage the removal of the existing asphalt and to address flooding, while allowing open space use similar to the adjacent parks.

The applicant's request to rezone the property from R-55 and O-S to M-U-I is not supported because it would allow significantly more density on the overall site than what the current zoning allows and what the sector plan envisioned for the site. Additional density takes a toll on the environment by creating the need for increased impervious surfaces, not only for development of the buildings, but also for the associated infrastructure needed to serve the additional density, including the need for increased parking surfaces.

The existing R-55 Zone for the upper parcel is appropriate because it is in keeping with the surrounding development. Rezoning the lower parcel from O-S to R-55 is recommended and supported because it is what the lower parcel was zoned prior to the last update to the sector plan and would allow development of the area, in keeping with surrounding development, while also requiring the applicant to address flooding and stormwater issues.

The stormwater management approvals would require the applicant to address water quantity, as well as quality, in keeping with stormwater redevelopment standards. Any impacts to the floodplain would require compensatory storage to mitigate the existing flood elevation. The same impacts to the floodplain, as a regulated environmental feature, would also be evaluated. All development applications are required to demonstrate that regulated environmental features have been preserved and/or restored, to the fullest extent possible, in accordance with zoning and subdivision regulations.

The function of the floodplain should be preserved. Impacts to the floodplain must be avoided and minimized, as outlined in the Environmental Technical Manual. If the applicant is unable to obtain a floodplain waiver from the County, or if they are not able to demonstrate that regulated environmental features have been preserved and/or restored, to the fullest extent possible, then impacts would be denied.

Impacts to the floodplain are not approved at this time. Demonstration that regulated environmental features have been preserved and/or restored, to the fullest extent possible, must be addressed during the development review/entitlement application processes.

- f. **Prince George's County Department of Parks and Recreation (DPR)**—In a memorandum dated July 6, 2018 (Sun to Zhang), DPR provided comments, as follows:

The project area consists of 8.26 acres of land, located on the south side of Hamilton Street and bisected by Gallatin Street in the City of Hyattsville. The subject property is the site of the vacant former WSSC headquarters building on Hamilton Street and its parking lot to the south across Gallatin Street. The proposed development abuts M-NCPPC owned parkland (Magruder Woods Park) at the northwest corner which is unimproved. The subject development also abuts Magruder Park to the west which is owned and operated by the City of Hyattsville.

The parcel where the existing building is located is zoned R-55/D-D-O while the parking lot parcel across Gallatin Street is zoned O-S/D-D-O. With this application, the applicant is requesting to re-zone the existing parking lot parcel from the O-S Zone to the M-U-I, and the R-55 to the M-U-I, which staff does not support. The applicant's justification for this re-zoning request is to provide for a combination of single-family detached and attached dwellings in the area on Hamilton Street ("Upper Parcel"). The "Lower Parcel" adjacent to Magruder Park is proposed to be all townhomes with a portion of the property to be added to Magruder Park.

The subject development is located in the Transitional Character Area (TRN) of the Gateway Arts District Sector Plan, which seeks to maintain a traditional neighborhood concept. The goal from the Gateway Arts District Sector Plan and SMA with respect to Parks and Recreation is "To encourage widespread pedestrian and recreational use of the Arts District and vicinity through the improvement of existing public spaces and the addition of new public spaces where appropriate for festivals, events and increased community pride".

In general, DPR staff has no objections to the applicant's request for the re-zoning of the property to R-55 for the lower parcel currently zoned O-S. It should be noted that at the time of the PPS, Section 24-134 of the Prince George's County Subdivision Regulations will be applicable. With the submission of the PPS, the DPR will review and provide recommendations as related to the Mandatory Dedication of Parkland requirements.

- g. **City of Hyattsville**—In a letter dated July 17, 2018, the Hyattsville City Council stated that the M-U-I Zone is not appropriate for the TRN Character Area of the community.
- h. **Prince George's County Police Department**—As of the writing of this technical staff report, the Police Department did not offer comments on the subject application.
- i. **Prince George's County Health Department**—As of the writing of this technical staff report, the Health Department did not offer comments on the subject application.

12. Based on the foregoing and as required by Section 27-276(b)(1) of the Zoning Ordinance, the CSP will, if approved with conditions, represent a most reasonable alternative for satisfying the site design guidelines without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

13. Section 27-276(b)(4) of the Zoning Ordinance provides the following required finding for approval of a CSP:

(4) The plan shall demonstrate the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130 (b)(5).

Given the limited scope of this CSP for rezoning and permitting single-family attached units only, the Environmental Planning Section noted that all future development review/entitlement applications must demonstrate that regulated environmental features have been preserved and/or restored, to the fullest extent possible. Impacts to any regulated environmental features should be limited to those that are necessary for the development of the property. Necessary impacts are those that are directly attributable to infrastructure required for the reasonable use and orderly and efficient development of the subject property, or are those that are required by County Code for reasons of health, safety, or welfare.

RECOMMENDATION

Based on the forgoing evaluation and analysis, the Urban Design Section recommends that the Planning Board adopt the findings of this report and recommend to the District Council APPROVAL of Conceptual Site Plan CSP-18002 for Magruder Pointe, as follows:

- A. DISAPPROVAL of the request to rezone the property from the One-Family Detached Residential (R-55) and Open Space (O-S) Zones to the Mixed Use–Infill (M-U-I) Zone.
- B. APPROVAL of rezoning the 4.66-acre property in the Open Space (O-S) Zone to the One-Family Detached Residential (R-55) Zone and permit single-family attached residential development, in accordance with the goals and recommendations of the Traditional Residential Neighborhood Character Area on the property. The maximum density for single-family attached is 9 dwelling units per acre and the maximum density for single-family detached is as permitted in the R-55 Zone, or 6.7 dwelling units per acre.
- C. APPROVAL of Conceptual Site Plan CSP-18002, Magruder Pointe, subject to the following conditions:
 - 1. Prior to certification, the conceptual site plan shall be revised, or additional information shall be provided, as follows:
 - a. Delineation of the existing and revised 100-year floodplain.
 - b. Revise the plan to include the legal description of all lots included in the CSP.
 - c. Reflect approval of the uses, zones, and densities allowed.

2. At the time of detailed site plan, the applicant shall:
 - a. Provide evidence that impact to the floodplain has been approved by the authority having jurisdiction.
 - b. Provide sidewalks on both sides of all internal streets, excluding alleys, as appropriate.
3. Prior to issuance of any building permit, the applicant shall obtain approval of a detailed site plan (DSP) for the entire site (8.26 acres). The DSP shall be subject to all Development District Overlay (D-D-O) Zone standards applicable to the Traditional Residential Neighborhood Character Area. Additional bulk requirements shall be established with the approval of the DSP, in order to implement the applicable goals and recommendations of the 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District*, to achieve context-sensitive, high-quality, single-family residential development.