



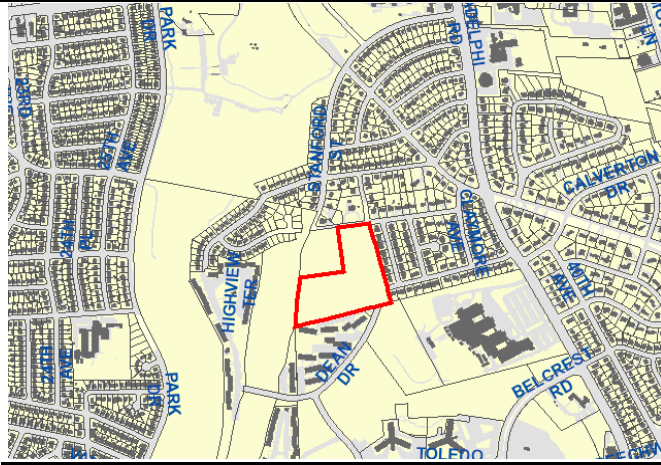
The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

# Conceptual Site Plan

## Clay Property

### CSP-20007

REQUEST		STAFF RECOMMENDATION	
Rezone property from the One-Family Detached Residential Zone (R-80) Zone to the One-Family Triple-Attached Residential (R-20) Zone.		DISAPPROVAL	
<b>Location:</b> At the intersection of Rosemary Lane and Hitching Post Lane.			
Gross Acreage:	12.87 acres		
Zone:	R-80		
Gross Floor Area:	N/A		
Lots:	1		
Parcels:	1		
Planning Area:	68		
Council District:	02		
Election District:	17		
Municipality:	Hyattsville		
200-Scale Base Map:	209NE03 and 208NE03	Planning Board Date: 07/15/2021	
<b>Applicant/Address:</b> MRBCO, LLC 402 King Farm Boulevard, Suite 125-211 Rockville, MD 20850		Planning Board Action Limit: 09/13/2021	
<b>Staff Reviewer:</b> DeAndrae Spradley <b>Phone Number:</b> 301-952-4976 <b>Email:</b> Deandrae.Spradley@ppd.mncppc.org		Memorandum Date: 07/09/2021	
		Date Accepted: 04/16/2021	
		Informational Mailing: 02/05/2021	
		Acceptance Mailing: 04/09/2021	
		Sign Posting Deadline: 05/25/2021	

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.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/). Please call 301-952-3530 for additional information.



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.pgplanning.org

July 9, 2021

## MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division  
Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division

FROM: DeAndrae Spradley, Planner Coordinator, Zoning Section,  
Development Review Division

SUBJECT: **Item 10 - Conceptual Site Plan CSP-20007, Clay Property**  
Planning Board Agenda July 15, 2021 – Staff Revisions to the Technical Staff Report

After the publication of the staff report, it was determined that additional clarity is needed regarding master plan conformance and recommendations from the City of Hyattsville. Staff recommends the following revised findings (added text underlined, deleted text [~~struckthrough~~]):

### **Revised Applicant Name on Cover Sheet, Page 1**

[~~Marvin R. Blumberg Company~~] MRBCO LLC

### **Additional Language for Finding 8, Page 8**

8. **Prince George's County Zoning Ordinance:** This CSP has been reviewed for compliance with the requirements of the T-D-O and R-20 [~~Zone, and the T-D-O~~] Zones of the Zoning Ordinance.

#### **Section 27-548.09.01. - Amendment of Approved Transit District Overlay Zone.**

##### **(b) Property Owner.**

- (1) **A property owner may ask the District Council, but not the Planning Board, to change the boundaries of the T-D-O Zone, a property's underlying zone, the list of allowed uses, building height restrictions, or parking standards in the Transit District Development Plan. The Planning Board may amend parking provisions concerning the dimensions, layout, or design of parking spaces or parking lots.**

**(2) The owner's application shall include:**

- (A) A statement showing that the proposed development conforms with the purposes and recommendations for the Transit District, as stated in the Transit District Development Plan; and**
- (B) A Detailed Site Plan or Conceptual Site Plan, in accordance with Part 3, Division 9.**

In accordance with Section 27-548.09.01(b)(2)(B), the property owner has [requested a change in the underlying zone from R-80 to R-20 for development of 137 townhouse dwellings] provided a statement that attempts to show that the development conforms to the purposes and recommendations for the Transit District; however, that statement fails to reconcile the discrepancy between the density proposed and the density recommended in the TDDP. As a result, Staff recommends denial of this application to change the underlying zone to R-20.

**Purpose**

The purpose of the TDDP is to implement the Plan 2035 vision for a walkable, transit-oriented community within the Prince George's Plaza Transit District, using a market driven approach. Specifically, this plan:

- Establishes a policy and regulatory framework that promotes walkable, transit-oriented, mixed-use development in the Transit District competitive within the region and consistent with the priorities of Prince George's County, the City of Hyattsville, and the Town of University Park.
- Responds to the evolving real estate market by focusing on the form of the built environment, while facilitating a diverse range of uses.
- Transforms the underutilized Prince George's Plaza Metro Station and auto-oriented MD 410 (East West Highway) by integrating and connecting the Metro station with development to the north and transforming the roadway into a pedestrian- and bicycle-friendly boulevard.
- Provides a detailed implementation plan and market-sensitive development standards to maximize the redevelopment potential and infill opportunities at the Mall at Prince George's and other key sites.
- Recognizes the importance of the natural environment—specifically the Northwest Branch Stream Valley Park and Wells Run—and incorporates best planning and development practices to ensure a comprehensive and sensitive approach to environmental stewardship, neighborhood compatibility, and pedestrian and bicycle connectivity.
- Amends the zoning of selected properties through the TDOZMA to implement the land use recommendations of this TDDP and Plan 2035.

The priorities for the community were taken into account when the property was added to the TDDP in 2016. The recommended future land use of Residential Low was placed on the property as part of the framework of the 2016 plan to ensure a transition to existing neighborhoods to the north and east. Although the development tries to address issues of connectivity and protect natural features, the proposed rezoning and potential townhouse development would not align with the land use vision of the character area.

### **Recommendations**

~~[The applicant has requested a change in the underlying zone from R-80 to R-20 for development of 137 townhouse dwellings.]~~ Plan 2035's principles ~~[looks to]~~ direct future growth toward transit-oriented, mixed-use centers to expand the commercial tax base, capitalize on existing and planned infrastructure investments, and preserve agricultural and environmental resources. The Prince George's Plaza TDDP/TDOZ creates two distinct, but interconnected character areas, the Downtown Core and Neighborhood Edge, that capitalize on the Transit District's existing transit network, recreational amenities, and retail appeal. The property falls within the Neighborhood Edge character area, defined as a residential area that transitions the intensity and vibrancy of the Downtown Core to surrounding established residential neighborhoods. A mix of housing types, including townhouses and single-family detached homes, broadens the Transit District's appeal to current and future residents. The TDDP recommends a Residential Low future land use designation (Map 15, page 74) for the property and a residential density of up to 3.5 dwelling units per acre since the property is within the TDOZ. Under the R-20 Zone, the maximum number of residential units permitted on the property is between 86–210 dwelling units. Based on the density recommendation of up to 3.5 dwelling units per acre for the TDOZ, the maximum number of residential units permitted on the property is 45 dwelling units. The CSP's incorporation of 137 townhouses on the 12.87-acre property does not conform to the ~~[principles and]~~ guidelines and recommendations ~~[described]~~ provided in the TDDP. The TDDP amended the zoning of ~~[plan-zoned]~~ the property and recommended the future land use to ensure a low-density transition to the existing neighborhood.

### **Additional Language for Finding 12, Page 18**

- I. **City of Hyattsville**—In a letter dated June 11, 2021 (Ward to Hewlett), the City of Hyattsville offered numerous comments on the subject application that are summarized, as follows:

The City Council voted to oppose of the applicant's proposed CSP-20007 application subject to conditions.

The City stated that given the environmental and historical significance of this parcel, upzoning without mandating adequate on-site forest conservation, as well as measures to ensure appropriate transitions in density and height and mitigate adverse impacts on surrounding residential communities and historic resources, would conflict with several key policies of the TDDP and the *Countywide Green Infrastructure Plan of the Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* (Green Infrastructure Plan).

Expanding access to wooded parkland and preserving historic specimen trees on the Clay Property would not only mitigate the impacts of deforestation on habitat loss, water quality

degradation, and flooding exacerbated by climate change; it would substantially improve the quality of life for current and future Hyattsville residents.

If the County approves the rezoning for the Clay Property, the City of Hyattsville believes the following measures would better align the CSP with City and County goals, as expressed through the TDDP and Green Infrastructure Plan.

Conditions have been included herein addressing the City's comments.