



Angela D. Alsobrooks
County Executive


PRINCE GEORGE'S COUNTY GOVERNMENT

OFFICE OF THE COUNTY EXECUTIVE

MEMORANDUM

DATE: November 11, 2024

TO: The Honorable Jolene Ivey
Chair, Prince George's County Council

FROM: Angela D. Alsobrooks
County Executive 

RE: West Hyattsville Sector Plan - Chillum Road Comments

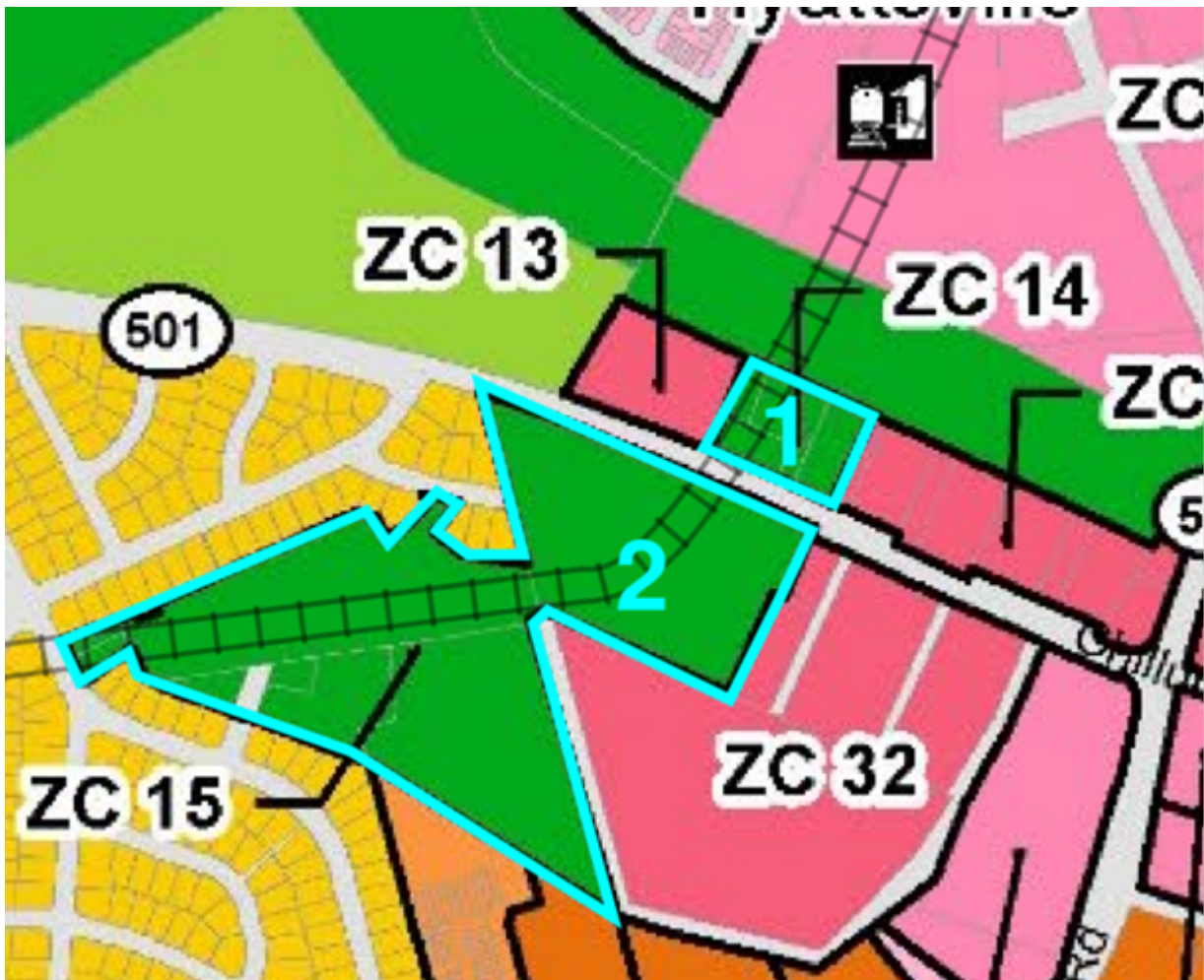
Thank you for providing a copy of the Planning Departments transmittal regarding the West Hyattsville-Queens Chapel Sector Plan, the Sectional Map Amendment (SMA), and the public report for my review. The Administration supports with amendments for WMATA-owned parcels situated off of Chillum Road at the West Hyattsville Metro Station.

Specifically, Zoning Change #14 changes that WMATA-owned parcel to Reserved Open Space (ROS). We understand from WMATA that they would prefer this be zoned as Commercial Services (CS), consistent with its current use (Metro Facilities Maintenance) and with the parcels around it that are also being rezoned to CS. The rationale described in ZC #14 for re-zoning the property as ROS is that development is infeasible on this property because of the elevated tracks and because of the 100-year floodplain. While there are no specific plans in Metro's pipeline to either redevelop the property or to use it for compensatory storage, they would like the property to be zoned consistently.

Moreover, WMATA's position is that the elevated tracks do not preclude development on the balance of the site. Further, the 100-year floodplain also impacts the adjacent parcels covered in ZC #12 and #13, which are being proposed to CS zoning, so there is no reason to carve this one piece out as reserved open space.

It is our understanding that WMATA agrees that the majority of the property affected by Zoning Change #15 should be re-zoned as Reserved Open Space (ROS) but recommends that the northeast portion (east of the tracks) that sites existing WMATA transit facilities be zoned consistent with its current use.

See map below for reference.



If you have questions or concerns, please contact Angie Rodgers, Deputy Chief Administrative Officer for Economic Development at (240) 623-4297.