



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

April 30, 2026

**RE: DSP-20053-02 West Hyattsville Phase 2-ETOD
WHPC Block 3, LLC & WHPC Block 4, LLC, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on April 27, 2026.

CERTIFICATE OF SERVICE

This is to certify that on April 30, 2026, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: DSP-20053-02
West Hyattsville Phase 2 - ETOD

Applicants: WHPC Block 3, LLC &
WHPC Block 4, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL

FINAL DECISION — APPROVAL OF DETAILED SITE PLAN

On March 23, 2026, the District Council elected to review this matter. On April 13, 2026, this matter was considered by the District Council, without any opposition, using oral argument procedures.

Having reviewed the record and Planning Board's decision in PGCPB Resolution No. 2026-012, to recommend approval of Detailed Site Plan (DSP) 20053-02, a request for approval to develop a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2, on the subject property located on the east side of Little Branch Run, west of the West Hyattsville Metro Station and Washington Metropolitan Area Transit Authority (WMATA) rail lines, and 250 feet west of its intersection with Ager Road, in Council District 2 and Planning Area 68, and also located within the municipal boundary of the City of Hyattsville, the District Council finds that Planning Board's recommendation is supported by substantial evidence in the record, is not arbitrary, capricious, or otherwise illegal.

A companion departure (DPT-2025-0003) from the design standards of Section 4.7, Buffering Incompatible Uses, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual), for a reduction in the bufferyard provided along the eastern property line, was also approved by Planning Board in PGCPB Resolution No. 2026-012.

The request, to permit the use of multifamily dwellings with ground-floor retail and/or ground-floor nonresidential uses to include any type of office or financial service use, eating or drinking establishment, services and trade, barber or beauty shop, book store, pet grooming establishment, drug store, hardware store, veterinary clinic, department store, dry cleaning or laundry pickup station, food or beverage store, studio for artistic practice, community building, art gallery, or cultural center, in addition to retail uses, on proposed Parcel 2, provided such use is not prohibited by Section 27-290.01(b)(3) of the prior Prince George’s County Zoning Ordinance, is hereby APPROVED.

The following amendments, to the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone*, are hereby APPROVED:

1. **Amendment to the Preferred Land Use Plan category (page 36)**—To change the Preferred Land Use category from Structured Parking and Townhouses: 2-4 stories to Condominiums: 4-6 stories for the entire subject property.

BUILDING ENVELOPE AND BLOCK STANDARDS

1. **Ground Floor Retail (page 67):** To allow ground-floor retail only in the northwestern corner of the building, adjacent to Little Branch Run and the pedestrian promenade.
2. **Shared Parking (page 68):** To allow the proposed parking garage not to be shared with the general public or other users outside of the multifamily residential use.
3. **Residential Street - Build-to line (page 75):** To allow various building façade jogs of more than 24 inches, as shown on the detailed site plan.
4. **Residential Street - Rear Yard Line (page 75):** To allow a setback of only 10 feet, as shown on the detailed site plan.

STREETSCAPE STANDARDS

5. **Landscaping of Building Fronts (page 82):** To allow landscaping of the building front to be provided along the building base area for the entire frontage of Little Branch Run, as shown on the Landscape Plan, instead of in planters and window boxes.
6. **Location of Mechanical Equipment (page 82):** To allow the location of transformers, in accordance with the Potomac Electric Power Company standards, to be less than 25 feet from the build-to line, as shown on the detailed site plan.
7. **Streetscape (page 83):** To allow the sidewalks to be constructed to the City of Hyattsville standards by using stamped concrete.
8. **Public Street Lighting (page 89):** To allow light-emitting diode lighting fixtures to be used throughout this project.
9. **Blocks and Alleys (page 91):** To allow no alley that will provide access to the rear of the proposed building, as shown on the detailed site plan.
10. **Blocks and Alleys (page 91):** To allow no alley nor alley right-of-way to be provided between the proposed building complex and the Washington Metropolitan Area Transit Authority Metro property.
11. **Sod, Groundcover and Mulch (page 93):** To allow no automatic irrigation system to be installed, provided that native planting species be used throughout the development.

ARCHITECTURE STANDARDS

12. **Windows/Doors and Entrances (page 106):** To allow some windows to be placed closer than 30 inches to the exterior building corners.
13. **Windows/Doors and Entrances for Ground Floor Windows (page 106):** To allow ground-floor residential windows to have less than 60 percent surface view for less than 20 feet in depth.
14. **Signage (page 108):** To allow signs to be internally illuminated, as included in the signage package of this detailed site plan.

PARKING STANDARDS

- 15. **OFF-STREET PARKING - Parking Structure Material (page 112):** To allow the elevation of the parking garage facing the Metro train tracks to be finished with precast concrete, to be painted with artwork, as shown on the architectural elevations.
- 16. **OFF-STREET PARKING - Parking Structure Fenestration (page 113):** To allow the openings of the proposed parking garage to be less than the minimum 75 percent transparency, as shown on the architectural elevations.
- 17. **OFF-STREET PARKING - Stairwells (page 114):** To allow the parking garage stairwells to not include glass facades or open risers.
- 18. **OFF-STREET PARKING - Elevators (page 114):** To allow the parking garage elevators to not be constructed of glass walls.
- 19. **OFF-STREET PARKING - Ceiling Height (page 115):** To allow the parking structure to use light-emitting diode (LED) lighting and have varied clear ceiling heights of 8 and 9 feet, as shown on the architectural elevations.
- 20. **PARKING SPACE SIZE WITHIN THE PARKING GARAGE:** To allow universal parking space size of 8 feet, 6 inches by 18 feet, 6 inches in the proposed parking garage.

DSP-20053-02 and the Type 2 Tree Conservation Plan (TCP2-2025-0074), including a waiver of the tree canopy coverage requirement, are hereby APPROVED, subject to the following conditions:

- 1. Prior to certification of this detailed site plan, applicant shall revise the site plan to incorporate the following revisions:
 - a. Revise General Note 17 to state that a variation from Section 24-122(a) of the prior Prince George’s County Subdivision Regulations was approved with Preliminary Plan of Subdivision 4-20040.
 - b. Revise the landscape plan and schedule to indicate a partial waiver from the Prince George’s County Tree Canopy Coverage Ordinance has been approved
 - c. Revise the Type 2 tree conservation plan (TCP2), as follows:
 - (1) Remove the last line entry of the TCP2 Approval History Table (tree conservation plan associated with this DSP-20053-02 application).

- (2) Correct Line 6 (TCP Number) of the Woodland Conservation Worksheet to “TCP2-2025-0074.”
- (3) Update Line 20 (TCP Number for this Phase or Section) of the Woodland Conservation Worksheet to identify the companion tree conservation plan for each of the plan phases.
- d. Revise the loading schedule and plan to indicate two loading spaces required and provided.
- e. Provide layout plans, details, and itemized lists for all proposed private recreational facilities, including proposed furniture, equipment, and features.
- f. Revise the site plan to show the locations of any proposed fire department connections and fire hydrants, in accordance with Subtitle 4 of the Prince George’s County Code.
- g. Provide an updated approved floodplain waiver from the Prince George’s County Department of Permitting, Inspections and Enforcement.
- h. Provide a continental-style crosswalk and Americans with Disabilities Act curb ramps crossing Little Branch Run at the fire lane access point, to accommodate pedestrians accessing the connector trails.
- i. Revise the landscape plan to demonstrate conformance to Section 4.1 of the 2010 *Prince George’s County Landscape Manual*.
- j. Revise the design of the promenade to include more seating options, decorative lights, trash receptacles, and a focal feature, such as artwork, a fountain, or a similar feature, to be reviewed by the Urban Design Section as designee of the Prince George’s County Planning Board.
- k. Revise the plan to include locations for wayfinding signage within the plaza promenade, consistent with City of Hyattsville design standards, directing all users to local destinations, to be reviewed in coordination with City of Hyattsville staff.
- l. Provide a minimum of two bike racks on the north side of the building, along the promenade and in front of the main entrance to the building.
- m. Revise the signage package to provide details for each proposed sign.
- n. Revise the architecture and site plans to show the provision of no less than 1,000 square feet of ground-floor commercial space in the northwestern corner of the building, adjacent to Little Branch Run and the pedestrian promenade.

2. Prior to issuance of the final certificate of occupancy of the building, the applicant shall demonstrate that all on-site recreational facilities have been fully constructed and are operational.

ORDERED this 27 day of April 2026, by the following vote:

In Favor: Council Members Adams, Dernoga, Fisher, Harrison, Hunter, Olson and Ivey.

Opposed:

Abstained:

Absent: Council Members Adams-Stafford, Blegay, Burroughs, and Oriadha.


Vote: 7-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 

Krystal Oriadha, Chair

ATTEST:



Donna J. Brown
Clerk of the Council