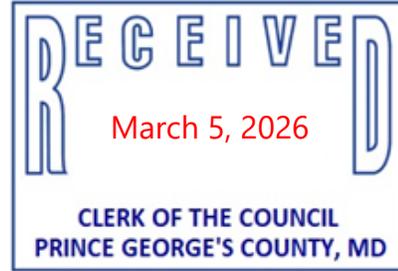




March 5, 2026



WHPC Block 3, LLC & WHPC Block 4, LLC
1100 North Glebe Road, Suite 1000
Arlington VA, 22201

Re: Notification of Planning Board Action on
Departure from Design Standards –
DPT-2025-0003
West Hyattsville Phase 2 - ETOD
Expedited Transit-Oriented Development Project

Dear Applicant:

This is to advise you that, on **February 26, 2026**, the above-referenced Detailed Site Plan was acted upon by the Prince George's County Planning Board in accordance with the attached Resolution.

Pursuant to Section 27-239.01 of the prior Prince George's County Zoning Ordinance, the Planning Board's decision will become final 30 calendar days after the date of this final notice (**March 5, 2026**) of the Planning Board's decision, unless:

1. Within the 30 days, a written appeal has been filed with the District Council by the applicant or by an aggrieved person that appeared at the hearing before the Planning Board in person, by an attorney, or in writing and the review is expressly authorized in accordance with Section 25-212 of the Land Use Article of the Annotated Code of Maryland; or
2. Within the 30 days (or other period specified by Section 27-239.01 of the prior Zoning Ordinance), the District Council decides, on its own motion, to review the action of the Planning Board.

(You should be aware that you will have to reactivate any permits pending the outcome of this case. If the approved plans differ from the ones originally submitted with your permit, you are required to amend the permit by submitting copies of the approved plans. For information regarding reactivating permits, you should call the County's Permit Office at 301-636-2050.)

Please direct any future communication or inquiries regarding this matter to Ms. Donna J. Brown, Clerk of the County Council, at 301-952-3600.

Sincerely,
Sherri Conner, Planning Division Chief
Development Review Division

By: *Jill Kosack*
Reviewer

Attachment: PGCPB Resolution No. **2026-012**

cc: Donna J. Brown, Clerk of the County Council
Persons of Record

PGCPB No. 2026-012

File No. DPT-2025-0003

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed Departure from Design Standards DPT-2025-0003, West Hyattsville Phase 2 - ETOD, requesting a reduction in the bufferyard provided along the eastern property line, in accordance with Subtitle 27 of the Prince George's County Code; and

WHEREAS, a new Zoning Ordinance, Subtitle 27, Prince George's County Code went into effect on April 1, 2022; and

WHEREAS, pursuant to Section 27-1704(a) of the Prince George's County Zoning Ordinance, development approvals approved under the prior Zoning Ordinance prior to April 1, 2022 remain valid for the period of time specified in the prior Zoning Ordinance; and

WHEREAS, pursuant to Section 27-1704(b) of the Zoning Ordinance, unless the period of time under which the development approval remains valid expires, the project may proceed to the next steps in the approval process and continue to be reviewed and decided under the prior Zoning Ordinance; and

WHEREAS, the subject property received prior development approval for Preliminary Plan of Subdivision 4-20040 (PGCPB Resolution No. 2021-122) and Detailed Site Plan DSP-20053 (PGCPB Resolution No. 2021-144), which were reviewed and approved under the Prince George's County Subdivision Regulations effective prior to April 1, 2022 (prior Subdivision Regulations); and

WHEREAS, therefore, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission reviewed this application under the Zoning Ordinance in existence prior to April 1, 2022; and

WHEREAS, after consideration of the evidence presented at the public hearing on February 19, 2026, the Prince George's County Planning Board finds:

- Request:** The subject request is for a departure (DPT) 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.

This DPT is companion to Detailed Site Plan DSP-20053-02 (PGCPB Resolution No. 2026-011) which was approved for a residential building consisting of 342 multifamily dwelling units and an associated parking garage and plaza on proposed Parcel 2.

- Development Data Summary:**

	EXISTING	EVALUATED
Zone	M-X-T/T-D-O	M-X-T/T-D-O
Use(s)	Multifamily and commercial retail	Multifamily and commercial retail
Gross Acreage	8.04	8.04

	EXISTING	EVALUATED
Commercial Gross Floor Area	3,213 sq. ft.	3,213 sq. ft. (0 proposed)
Total Multifamily Dwelling Units	293	635 (342 proposed)
Studio	-	0
1-Bedroom Unit	-	212
2-Bedroom Unit	-	125
3-Bedroom Unit	-	5

Parcel 2 Parking

	MAX. PERMITTED*	PROPOSED
With 0.25 mile of West Hyattsville Metro Station		
Residential at 1.5 spaces per dwelling unit	513	-
Total	513	379**
Of which Standard handicap-accessible spaces		8
Handicap-accessible van spaces		1

Notes: *There is no minimum number of off-street parking or loading spaces within the 2006 *Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone* (West Hyattsville TDDP), only a maximum number of surface parking spaces, as specified on page 118.

**Total off-street parking spaces are in a garage, which is surrounded by the building on three sides. An amendment to change the standard parking space size from 9.5 by 19 feet to 8.5 by 18.5 feet is required and discussed in Finding 7 below.

Parcel 2 Loading

	REQUIRED	PROPOSED
Loading Spaces*	2	2**

Note: *The Transit District Overlay (T-D-O) Zone does not prescribe a minimum number of loading spaces. The requirement is in accordance with the Prince George’s County Zoning Ordinance.

**The site plan does not correctly reflect the number of required or provided loading spaces and should be revised to do as conditioned herein.

Parcel 2 Bicycle Parking Spaces

	REQUIRED BY TDOZ	PROVIDED
Residential (342 Units @ 1 space/20 Units)	18	20 (in garage)
Total	18	20

3. **Location:** The project is 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. The site is also within the municipal boundary of the City of Hyattsville.
4. **Surrounding Uses:** The elongated site has frontages on Little Branch Run, the Northwest Branch of the Anacostia River stream valley park, and WMATA rail lines. The site is within the Northern Park Neighborhood, which is one of three distinct neighborhoods of the West Hyattsville TDDP. The site is bounded to the east by the WMATA rail lines and the West Hyattsville Metro Station in the Local Transit–Oriented Core (LTO-C) Zone; to the west by the right-of-way of Little Branch Run and beyond with a townhouse development in the LTO-C Zone; and to the south and southwest by parkland owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC) in the Reserved Open Space (ROS) Zone.
5. **Previous Approvals:** The West Hyattsville TDDP retained the subject property in the T-D-O and Mixed Use-Transportation Oriented (M-X-T) Zones.

The recently adopted 2025 *Approved West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment* (West Hyattsville-Queens Chapel Sector Plan) replaces the 2006 West Hyattsville TDDP per the language in Prince George’s County Council Resolution CR-137-2025. However, per Section 27-548.02 of the prior Zoning Ordinance, in each T-D-O Zone, a “Transit District Development Plan must be approved by the District Council.” The Transit District Development Plan must contain: “Transit District Standards intended to implement the goals of the Transit District Development Plan and the T-D-O Zone for physical development within the Transit District” (Section 27-548.07(c)). These development standards can supersede the underlying zone standards, as well as the Landscape Manual and parking and loading standards (Section 27-548.06). The Transit District Development Plan can also alter the uses allowed in underlying zones (Section 27-548.05(a)). Therefore, the 2006 West Hyattsville TDDP is zoning, at least, in that it provides the development standards and permitted uses for the prior T-D-O Zone. As a planning document, the 2025 West Hyattsville-Queens Chapel Sector Plan cannot amend zoning regulations. Therefore, the 2006 West Hyattsville TDDP still applies for this grandfathered application, pursuant to the prior Zoning Ordinance.

The site was the subject of Conceptual Site Plan CSP-05006, approved by the Prince George’s County District Council on August 8, 2008, and Preliminary Plan of Subdivision (PPS) 4-05145, approved by the Prince George’s County Planning Board on December 21, 2006. Both the CSP and PPS included a larger land area (44.57 acres) of which the subject property was included. That project was the result of a public/private joint venture between WMATA and the applicant

in that case; however, the project never came to fruition. The conditions of the previous approvals do not apply. It should be noted that a new CSP approval is not required due to the submittal requirements set forth in Section 27-290.01, for Expedited Transit Ordinated Development, of the prior Zoning Ordinance, which provides that the elements normally required with a CSP approval should be incorporated into the DSP review.

On March 7, 2017, the Planning Board approved PPS 4-15020 (PGCPB Resolution No. 17-42), for 183 lots and 32 parcels for development of a mixed-use development including single-family attached and multifamily residential, and 10,000 square feet of gross floor area for commercial development.

DSP-16029, for infrastructure for 183 townhouse lots and rough grading for a future multifamily building, was approved by the District Council on April 25, 2017, for the overall 18.45-acre property, including the subject parcel.

DSP-17044, which is an umbrella architecture DSP, was approved by the Planning Board on July 19, 2018 (PGCPB Resolution No. 18-69), for 183 single-family attached (townhouse) dwelling units for development across Little Branch Run to the west of the subject site. A revision to this approval, DSP-17044-01, to adjust the approved townhouse models, was approved administratively.

DSP-20004 was approved by the Planning Board on May 28, 2020 (PGCPB Resolution No. 2020-88), for a 44,362-square-foot medical office building, for a site that is on the eastern side of the WMATA rail lines and in the southwest quadrant of the intersection of Little Branch Run and Ager Road.

On October 7, 2021, the Planning Board approved PPS 4-20040 (PGCPB Resolution No. 2021-122) for the subject site, which includes the existing Parcels 2, 3, and 114. This new PPS was approved to subdivide the three parcels into proposed Parcels 1 and 2 that are included in this DSP.

On December 16, 2021, the Planning Board approved DSP-20053 (PGCPB Resolution No. 2021-144) for the subject site, which proposed a mixed-use building on Parcel 1, and infrastructure on Parcel 2, subject to one condition. This DSP was then amended by the Prince George's County Planning Director on October 17, 2024, to add solar panels on the parking garage and modify signage. The proposed building on Parcel 1 has been fully constructed and is operational today.

The site also has an approved Stormwater Management (SWM) Concept Plan (3816-2021-00) which was approved by the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) on October 13, 2024, and is valid through October 13, 2027.

6. **Design Features:** The companion DSP application proposes to develop a five-story residential building with 342 multifamily dwelling units on proposed Parcel 2, with an associated parking garage and plaza improvements. The northern end of the property, Parcel 1, contains an existing vertical mixed-use building consisting of 293 multifamily dwelling units and 3,213 square feet of

commercial retail space and the southern end includes an existing compensatory SWM facility on Parcel 2, as approved with DSP-20053.

The proposed building will occupy the entire Parcel 2 outside of the SWM facility. The main residential entrance to the building is located in the middle of the length fronting on Little Branch Run, which also includes the access to the proposed parking garage and internal loading and trash area. The proposed parking garage sits in the middle eastern portion of the building and is surrounded on three sides by it. A public art theme used on the eastern exposed elevation of the parking garage has also been featured in the main entrance area. Two internal courtyards will provide private recreational facilities for the residents.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Departure from Design Standards DPT-2025-0003:** The subject DPT is to allow a reduction in the Section 4.7 bufferyard required in the 2010 *Prince George's County Landscape Manual* (Landscape Manual), along the eastern property line. Alternative Compliance ACL-2025-0008 was disapproved by the Planning Board on February 19, 2026. Specifically, a Type D bufferyard with a 50-foot minimum building setback, 40-foot minimum landscaped yard, and 160 plant units is required per 100 linear feet of property line adjacent to the above ground rail lines to the east. The landscape plan provides a building setback and landscaped yard width of 10 to 19 feet and 331 plant units, when 904 is required.

The applicant has submitted a statement of justification to address the required findings for a DPT indicated in Section 27-239.01(b)(7)(A) of the prior Zoning Ordinance:

(A) In order for the Planning Board to grant the departure, it shall make the following findings:

- (i) The purposes of this Subtitle will be equally well or better served by the applicant's proposal;**

The applicant intends to develop a vibrant, pedestrian-oriented, mixed-use site, and due to site constraints such as size, configuration, topography, and regulated environmental features (REF), the applicant is seeking relief from the strict conformance to the Landscape Manual. The purposes of the Subtitle will be better served by fulfilling the purposes of the sector plan and concentrating development within 0.25 mile of the Metro station. Specifically, the reduction in the bufferyard width and plantings required by the Landscape Manual allows for the subject development which maximizes public and private development potential inherent in the location of the zone, promotes effective and optimum use of transit and facilitates walking, bicycle and transit use. The purpose of the prior M-X-T Zone was to permit a flexible response to the market and promote economic vitality and investment. Strict application of the Landscape Manual's Section 4.7 buffering requirement would result in a substantial reduction of

dwelling units and jeopardize the viability of the project adjacent to a Metro station.

One of the purposes of the TDOZ is to ensure developments possess a “desirable urban design relationship with one another, the Metro station, and adjoining areas.” The proposed development accomplishes this purpose due to its proximity and connectivity to the Metro station. The requested departure ensures that the purposes of the prior M-X-T and T-D-O Zone are equally well or better served.

(ii) The departure is the minimum necessary, given the specific circumstances of the request;

The subject property was acquired from WMATA, and the boundary was determined based on the needed setback from the Metro station platform. This creates a substantial setback (60–94 feet) from the subject property to the adjacent station and tracks. However, the subject property is then approximately 292 feet wide, which does not leave sufficient width for a viable development and the required 50-foot building setback and landscaping required by Section 4.7 of the Landscape Manual. The departure requested is the minimum necessary, given the specific circumstances of the request outlined above.

(iii) The departure is necessary in order to alleviate circumstances which are unique to the site or prevalent in areas of the County developed prior to November 29, 1949;

The Planning Board finds that the departure is necessary to alleviate circumstances specific to the site. Existing floodplain reduces the overall developable area of the subject property by approximately 40 percent and the narrow width created by the needs of WMATA makes it impractical to provide the full bufferyard width. The existing floodplain along the eastern property line makes it difficult to provide additional plantings that would be able to be maintained.

(iv) The departure will not impair the visual, functional, or environmental quality or integrity of the site or of the surrounding neighborhood.

The Planning Board finds that the departure will enhance the visual and functional quality of this community and the surrounding neighborhoods by providing a walkable community in close proximity to the West Hyattsville Metro Station. The departure will allow for a dense development immediately adjacent to parkland and a transit station. The impacts of the departure on the environmental quality of the neighborhood will be minimized. The adjacent rail lines that trigger the buffer requirement are actually the station itself which sits at the second story or higher of the proposed building. The submitted Phase 2 noise

study indicates that the interior noise levels will be mitigated as required, without the provision of the buffer.

(B) For a departure from a standard contained in the Landscape Manual, the Planning Board shall find, in addition to the requirements in paragraph (7)(A), above, that there is no feasible proposal for alternative compliance, as defined in the Landscape Manual, which would exhibit equally effective design characteristics.

The Planning Board disapproved ACL-2025-0008, as no feasible proposal for alternative compliance was found, due to the narrowness of the property and size of the building.

Based on the analysis above, the Planning Board approved Departure from Design Standards DPT-2025-0003, for a departure to allow a reduction in the Section 4.7 bufferyard along the eastern property line, in accordance with the Landscape Manual.

8. Referral Comments: The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows, and incorporated herein by reference:

a. **City of Hyattsville**—In a letter dated February 13, 2026 (Croslin to Barnes), the City of Hyattsville indicated that the City Council voted in support of the DPT at their February 9, 2026 meeting, with no additional comments relative to the DPT.

9. Community Feedback: The Planning Board did not receive any inquiries or feedback from the community regarding the subject DPT.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the above-noted application.

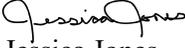
BE IT FURTHER RESOLVED, that an appeal of the Planning Board’s action must be filed with the District Council for Prince George’s County, Maryland within thirty (30) days of the final notice of the Planning Board’s decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Okoye, with Commissioners Geraldo, Okoye, and Barnes voting in favor of the motion at its regular meeting held on Thursday, February 19, 2026, in Largo, Maryland.

Adopted by the Prince George's County Planning Board this 26th day of February 2026.

Darryl Barnes
Chairman

By 
Jessica Jones
Planning Board Administrator

DB:JJ:JK:ac