

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2006 Legislative Session

Resolution No. CR-57-2006
Proposed by Council Member Campos
Introduced by Council Members Campos, Peters and Bland
Co-Sponsors _____
Date of Introduction June 20, 2006

RESOLUTION

1 A RESOLUTION concerning

2 The Transit District Overlay Zone and Transit District Development Plan for the West
3 Hyattsville Area and Sectional Map Amendment

4 For the purpose of approving an SMA Revisory Petition for the Transit District Overlay Zone
5 and Transit District Development Plan for the West Hyattsville Area.

6 WHEREAS, by Council Resolution 24-2006, adopted on May 23, 2006, the District
7 Council approved the Transit District Overlay Zone/Transit District Development Plan for the
8 West Hyattsville Area and Sectional Map Amendment, which established a mapped zone which
9 is superimposed over the other underlying land use zones in a designated area around a Metro
10 Station to modify development requirements within those underlying zones; and

11 WHEREAS, by factual mistake and inadvertence, there was insufficient time to consider
12 ten (10) amendments to the Transit District Overlay Zone/Transit District Development Plan and
13 Sectional Map Amendment for the West Hyattsville Area; and

14 WHEREAS, the District Council intends to modify the Transit District Overlay
15 Zone/Transit District Development Plan and Sectional Map Amendment for the West Hyattsville
16 Area as set forth in Attachment A attached hereto and made a part hereof; and

17 WHEREAS, by this TDOZ/TDDP/SMA Revisory Petition, after review by the Principal
18 Counsel, as provided in Section 27-228(d) of the Zoning Ordinance, the District Council intends
19 to review and approve after public hearing, if supported by the record, a revision of the Transit
20 District Overlay Zone/Transit District Development Plan and Sectional Map Amendment for the
21 West Hyattsville area; and

1 WHEREAS, this petition will be approved for filing by the District Council on June 20,
2 2006; will be reviewed for sufficiency by the Principal Counsel; and will then, if found
3 sufficient, be given public notice for a hearing to be held on July 18, 2006, to review the Transit
4 District Overlay Zone/Transit District Development Plan and Sectional Map Amendment for the
5 West Hyattsville area, including the amendments proposed therein.

6 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
7 County, Maryland, sitting as the District Council for that portion of the Maryland-Washington
8 Regional District in Prince George's County, that, for the reasons stated above:

9 A. This TDOZ/TDDP/SMA Revisory Petition for the West Hyattsville Area is hereby
10 approved for filing with the Clerk of the Council, as of the 20th day of June, 2006.

11 B. This petition shall be reviewed for sufficiency by the Principal Counsel, as required in
12 Section 27-228(d) of the Zoning Ordinance.

13 C. If found sufficient, this petition shall be taken to public hearing before the District
14 Council on July 18, 2006, after the Clerk gives public notice, as required by law.

15 D. Prior to the hearing, the Clerk of the Council, Council staff, and Community Planning
16 Division staff shall prepare a certified copy of the parts of the TDOZ/TDDP/SMA which are
17 relevant to this petition.

18 E. If, after the hearing, the District Council determines it appropriate, the
19 TDOZ/TDDP/SMA will be revised and amend, to provide for the amendments summarized
20 above.
21

1 BE IT FURTHER RESOLVED that this Resolution, and the TDOZ/TDDP/SMA Revisory
2 Petition it contains, be effective on the date of adoption.

Adopted this 20th day of June, 2006.

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: _____
Thomas E. Dernoga
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

**PROPOSED AMENDMENTS TO THE
TRANSIT DISTRICT OVERLAY ZONE
AND TRANSIT DISTRICT DEVELOPMENT PLAN
FOR THE WEST HYATTSVILLE AREA AND
SECTIONAL MAP AMENDMENT**

AMENDMENT 1: Page 112: Replace the table of parking ratios with the following table:

**Maximum Parking Ratios for Land Uses Within the West Hyattsville
Transit District Overlay Zone**

Land Use/Character Area	Within ¼ Mile of West Hyattsville Metro Station	More Than ¼ Mile From West Hyattsville Metro Station
Retail/Commercial	2.00 spaces/1,000 sq. ft.	2.75 spaces/1,000 sq. ft.
Mixed Use/Ground Fl. Retail – Office Above	1.6 spaces/1,000 sq. ft.	2.25 spaces/1,000 sq. ft.
Mixed Use/Ground Fl. Retail – Residential Above	1.6 spaces/1,000 sq. ft. 1.6 spaces/residential unit	2.25 spaces/1,000 sq. ft. 1.6 spaces/residential unit
Mixed Use/Ground Fl. Retail – Office or Residential Above	1.66 spaces/1,000 sq. ft. 1.6 spaces/residential unit	2.25 spaces/1,000 sq. ft. 1.6 spaces/residential unit
Condominium/Apartment Residential	1.5 spaces/residential unit	2.0 spaces/residential unit
Residential Townhomes	2.0 spaces/unit	2.0 spaces/unit
Live/Work Residential	2.0 spaces/unit	2.0 spaces/unit
Greenway: Parks & Open Space	0.50 spaces/acre 40 spaces/ball field	1.0 space/acre 40 spaces/ball field

AMENDMENT 2: Pages 5 & 6: Replace the last sentence of the third paragraph with the following language: Therefore, a multimodal transportation network that integrates the development pattern with expanded public transportation, pedestrian/bicycle pathways, and transportation demand management (TDM) initiatives will be needed to accommodate the desired development and to help ensure the operational integrity of all components of the transportation network within the West Hyattsville TDOZ.

AMENDMENT 3: Page 6: Replace Paragraph 2 with the following new paragraph: The West Hyattsville TDDP authorizes the establishment of a transportation demand management district (TDMD) for the transit district through petition to the Council in accordance with Section 20A-204 of the Prince George's County Code. Upon receipt of the petition, the Council shall direct the Planning Board to conduct a Transportation System Capacity Analysis to determine whether or not transportation system imbalances will require the establishment of a TDMD. Any TDMD thus established will help implement the General Plan Policy (Developed Tier Policy 3, page 35) that recommends transportation systems be both multimodal and integrated with the preferred development patterns in intensive, higher density, mixed-use areas such as the West Hyattsville TDOZ.

AMENDMENT 4: Page 18: Replace the text in paragraphs one and two under Transportation Demand Management with the following new language: A potentially important option for implementing the transportation plan for the West Hyattsville TDOZ is the use of transportation demand management (TDM) techniques to ensure that levels of service (LOS) for the roads and intersections serving this area do not exceed the minimum LOS standard of Level E, as specified in the "Guidelines."

The West Hyattsville TDDP authorizes the creation of a Transportation Demand Management District (TDMD) through petition to the District Council in accordance with Section 20A-204 of the Prince George's County Code. If enacted, the TDMD would cover the entire West Hyattsville TDDP.

AMENDMENT 5: Page 33: Amend Heading 3 and its associated text to read:

3. **Traffic Study and Circulation Plan**—Show all pedestrian, bicycle, and vehicular circulation and access routes within and adjacent to the development site. Submit a traffic impact analysis for the proposed uses on the site.

AMENDMENT 6: Page 35: Replace the heading and the first paragraph of Column 2 with the following new heading and paragraph:

Responsibility for Required Improvements: Within the West Hyattsville TDOZ, the developer/property owner shall be required to construct streetscape and/or public improvements as part of any development project. Strong consideration should be given to the inclusion of appropriate LID structures. Maintenance of public improvements shall be coordinated with the applicable state, county and municipal agencies. Dedication and maintenance of all new rights-of-way and streetscape improvements shall be determined at the time of preliminary plan of subdivision approval. All new road improvements recommended by the plan shall have a public use easement and be privately maintained with the exception of existing publicly maintained roads, the extension of Hamilton Street, “Main Street,” the new access road from Ager Road to the “Main Street,” and Jamestown Road between the “Main Street” and Queens Chapel Road. The developer/property owner of the blocks identified on Map 12 of the plan (Block Registration Plan, page 31) as Development Blocks D, E, G, H, I, J, K, L, Y, Z, AA, BB, CC, DD, and EE shall be required to construct a new 13,000-square-foot community multi-purpose use facility within convenient walking distance of the residential areas in the Hamilton Square and North Park neighborhoods. Activities in the proposed center should include, but not be limited to: a gymnasium, billiard tables, video games, and meeting rooms. The center should be available to

all residents of the development for an assessed monthly fee, and should be accessible to all City of Hyattsville residents for a fee. The location shall be determined at conceptual site plan review.

AMENDMENT 7: Page 35: Add the following language after **A. List of Improvements:** Consideration should be given to the creation of a Business Improvement District (BID) within the TDOZ that would be charged with maintaining the following list of public improvements. Examples of [streetscape] improvements required as part of development include: ...

- Constructing other public spaces such as parks [and], plazas, and community multi-purpose use facility
- Maintenance of LID roads and structures.

AMENDMENT 8: Page 40: Under the Permitted Use Table, (5) Recreational/Entertainment/Social/Cultural, add the following language: Community building (Community multi-purpose use facility which may include the following uses: meeting rooms, class rooms, party rooms, reducing/exercise salon or health club, swimming pool, indoor, day care center for children, on properties less than 5 acres, park or playground (not public, associated with the day care), recreational program, before-and after-school, summer camp, community center or similar nonprofit social use (not publicly owned or operated))

AMENDMENT 9: Page 11: Add the following language after the conclusion of the section on Hamilton Town Square and before the section on Metro Transit Plaza: There should be a large amount of retail space around the Hamilton Town Square in addition to the retail located in other areas of the TDOZ. Specific regard should be given to retail development that makes this Town Square, and the development in general, a destination for those who live outside the development as well as for those living in the development. Therefore, due consideration should be made to ensuring that a critical mass of retail is located on the area surrounding the Hamilton Town Square. Retail that would generate pedestrian traffic should be given strong consideration to include, but not limited to: restaurants, coffee houses, bistros, cafes and other specialty retail establishments.

AMENDMENT 10: Page 7: Insert the following language as paragraph three under **Vision Statement:** **Hyattsville Community Development Corporation.** The Hyattsville Community Development Corporation (Hyattsville CDC) is a 501(c)(3) nonprofit membership planning and development organization. As the leading community-based organization facilitating the development of the City of Hyattsville, Hyattsville CDC has made significant contributions through its ability to mobilize and engage citizens, ensure diverse representation in the planning process, and create partnerships with government, private and nonprofit entities. Therefore, the Hyattsville CDC should play a role in bringing the views of the community to the table as the development of the West Hyattsville Metro Station takes shape.