

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
DECEMBER 7, 2023

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Rml1516YQBKFTSvXLJyuDg

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. Committee Business**
 - Approve December 5, 2023, minutes
- 3. Ager Road Townhomes (Hok Subdivision) PPS 2022-030**
 - Presentation
 - Mr. Asko Miljkovic, Elite Engineering
 - Overview of the Project
 - Clarifying Questions
 - Committee Comments
- 4. Additional Questions & Discussion**
- 5. Adjourn (9:00 PM)**

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
DECEMBER 5, 2023

Register in advance for this webinar:

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1. Introduction of Committee & Guest Members (7:01 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-Chair
- Yohannes Bennehoff, Committee Member
- Daniel Amador, Committee Member
- Will Seath, Committee Member
- Marshall, Committee Member
- Sam Denes, Council Liaison
- Kareem Redmond, Council Liaison
- Holly Simmons, Staff Liaison

2. Committee Business

- Approval of November 7, 2023, minutes
- Approval of 2024 committee calendar

3. Additional Questions & Discussion

- Scheduled presenter was not able to attend this evening due to personal emergency.
 - Committee agrees to meet on Thursday, December 7, 2023.
- Marshall: Would like to the option to go back to meeting in person
 - Committee member input was solicited. Conversation indicated that in-person meetings are more collaborative, but virtual is more convenient/less of a burden. Final determination to meet in-person when there is a purpose (presenter, need to collaborate, etc.), with consideration for weather events. Question regarding whether a scheduled in-person meeting could be transitioned to a virtual meeting due to weather event was raised. Staff will check with City Clerk's office.
 - Holly: As a note, City Clerks will email all committee members in the near future asking you to fill out a survey about the stipend program. They request that all committee members (whether participating in the stipend program or not) fill it out.
- Marshall: Will volunteer reception occur again this year?
 - Holly: Will inquire

4. Adjourn (7:15 PM)

GENERAL NOTES:

- OWNER / DEED REFERENCE
GAO, HOK S
LIBER 22117, FOLIO 562, LOTS 7-8, BLOCK B
PLAT: SDH3, P.54
- TAX MAP 41, GRID E3-E4
- WSSC 200 SHEET NO. 207NE02
- PURPOSE: TO SUBDIVIDE THE PROPERTY INTO FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- PRIOR APPROVALS: N/A
- GROSS SITE AREA: 0.392 AC. / TOTAL NET AREA: 0.392 AC.
ZONE: RSF-A (RESIDENTIAL, SINGLE-FAMILY - ATTACHED)
- NET DEVELOPABLE AREA OUTSIDE PMA: 0.3920 ACRES
- 0.00 ACRES OF ENVIRONMENTAL REGULATED FEATURES
- 0.00 ACRES OF 100 YEAR FLOOD PLAIN, THE PROPERTY IS LOCATED IN ZONE X (AREAS OF MINIMAL FLOODING, PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE GEORGE'S COUNTY, MARYLAND," COMMUNITY-PANEL NUMBER 24033C0160E, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 16, 2016.
- TOTAL AREA CALCULATION IN SQUARE FEET (UNDER AN ACRE) OR ACRES:
17,077 SF / 0.3920 AC.
- ACREAGE OF ROAD DEDICATION: 0.00 AC
- EXISTING ZONING/ USE: RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)/ VACANT
- PROPOSED USE OF PROPERTY: SINGLE-FAMILY ATTACHED DWELLINGS
- BREAKDOWN OF PROPOSED DWELLING UNIT BY TYPE (RESIDENTIAL ONLY):
FIVE (5) SINGLE-FAMILY ATTACHED DWELLINGS
- DENSITY CALCULATION (RESIDENTIAL ONLY):
5 UNITS/0.386 ACRES = 12.95 DWELLING UNITS PER ACRE
- MINIMUM LOT SIZE REQUIRED BY ZONING ORDINANCE AND SUBDIVISION REGULATIONS (24-130): NO REQUIREMENT
- MINIMUM LOT WIDTH: 20 FEET
MINIMUM LOT WIDTH AT THE FRONT STREET LINE: 16 FEET
- SUSTAINABLE GROWTH TIER: YES (TIER 1)
- MILITARY INSTALLATION OVERLAY ZONE: NO
- EXISTING AND PROPOSED GROSS FLOOR AREA (NON-RESIDENTIAL ONLY): N/A
- STORMWATER MANAGEMENT CONCEPT NUMBER: 46389-2022-0, APPROVED AUGUST 22, 2023
- WATER/SEWER CATEGORY DESIGNATION
EXISTING
WATER - W3, SEWER - S3
PROPOSED
WATER - W3, SEWER - S3
- METHOD OF SEWAGE DISPOSAL: PUBLIC SEWER
- AVIATION POLICY AREA: N/A
- MANDATORY PARK DEDICATION REQUIREMENT: FEE-IN-LIEU
- CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
- HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY: NO
- TYPE ONE CONSERVATION PLAN: NO
- WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
- WETLANDS: NO
- STREAMS: NO
- SOILS BY SOIL TYPE AND SOURCE OF SOIL INFORMATION (IF NO NRI):
EuB - ELSINBORO-URBAN LAND COMPLEX - HSG:B - WEB SOIL SURVEY
- IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION: NO
- THE SUBJECT PROPERTY IS ZONED RSF-A (RESIDENTIAL SINGLE-FAMILY ATTACHED), PER SECTION 27-1904(b) THE APPLICANT IS CHOOSING TO PROCEED UNDER THE CURRENT ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

OWNER / DEVELOPER

HOK S. GAO
5630 SOUTH 7TH ROAD
ARLINGTON, VA 22204
TEL: (703) 981-4759
CONTACT: HOK S. GAO
EMAIL: HOKTAX@YAHOO.COM

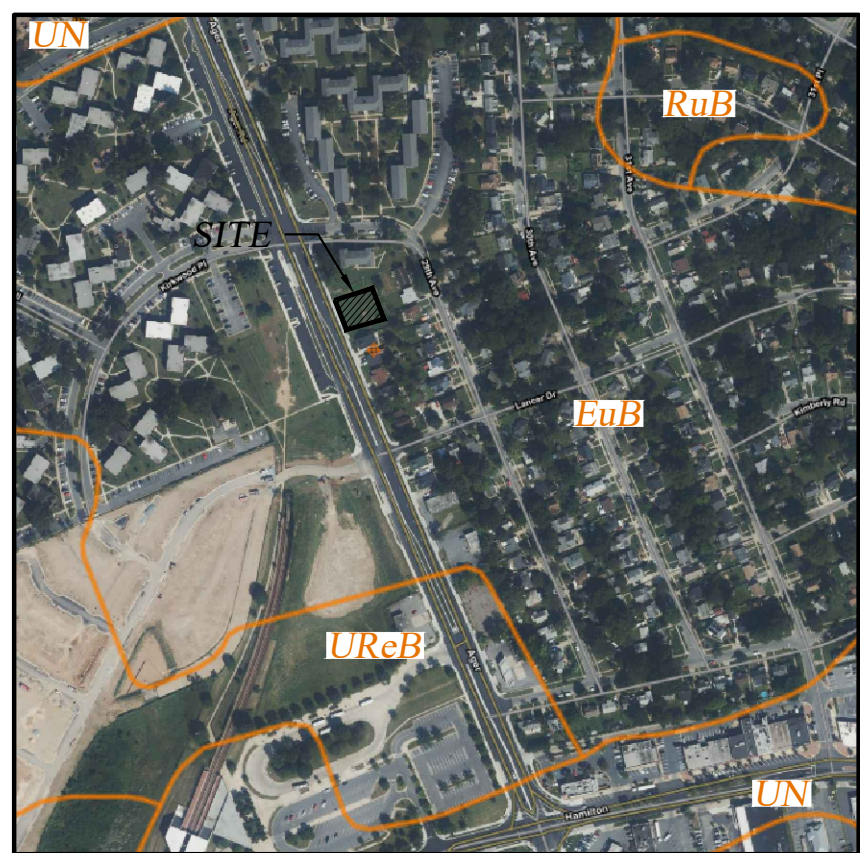
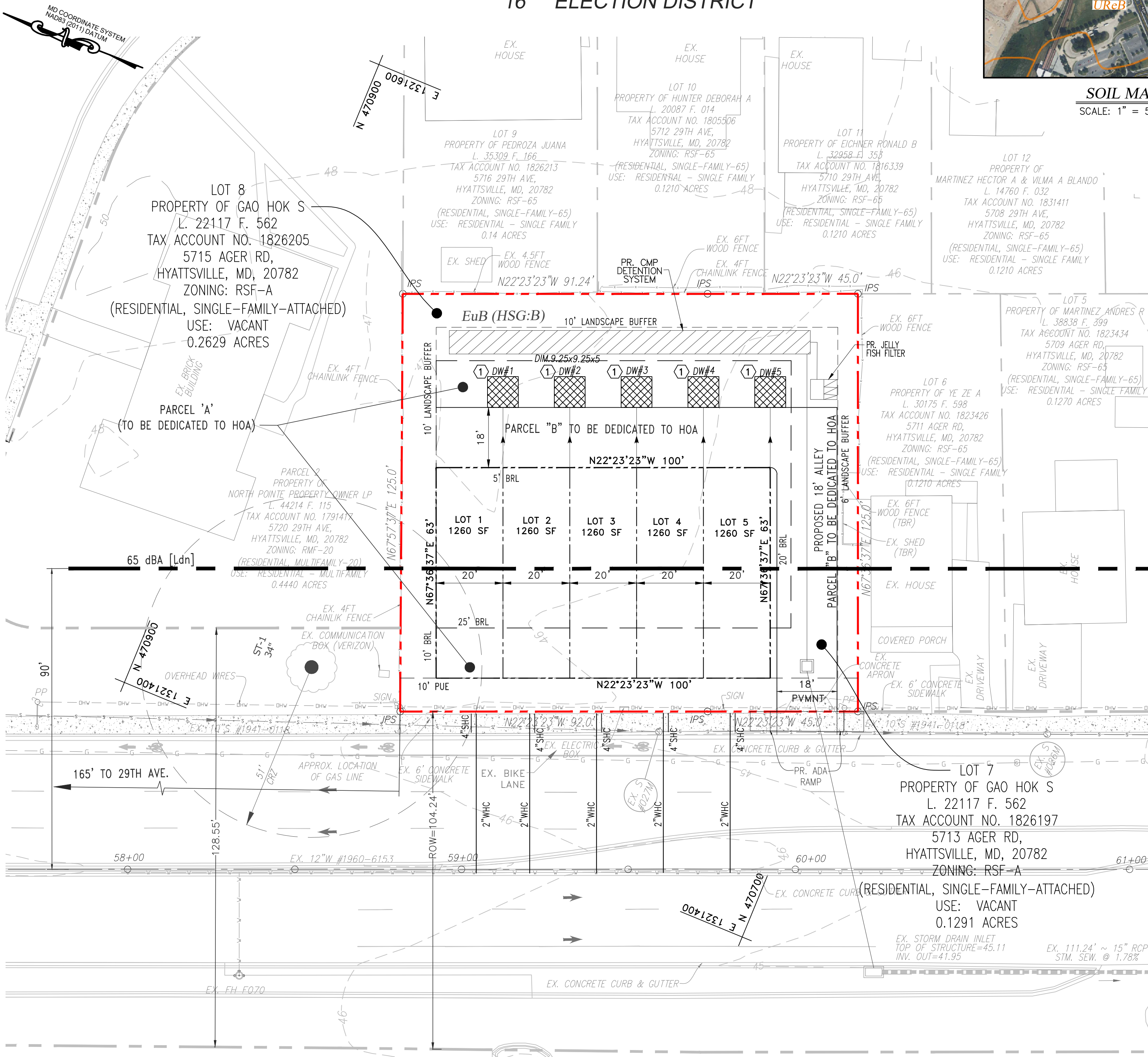
FAZ

JUAN E. NARANJO,
MARYLAND LIC. NO. 22037

PROFESSIONAL LAND SURVEYOR
EXPIRES 07/18/2024



PRELIMINARY PLAN #2022-030
FOR
HOK SUBDIVISION
LOCATION OF SITE
5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGES COUNTY, MD
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT

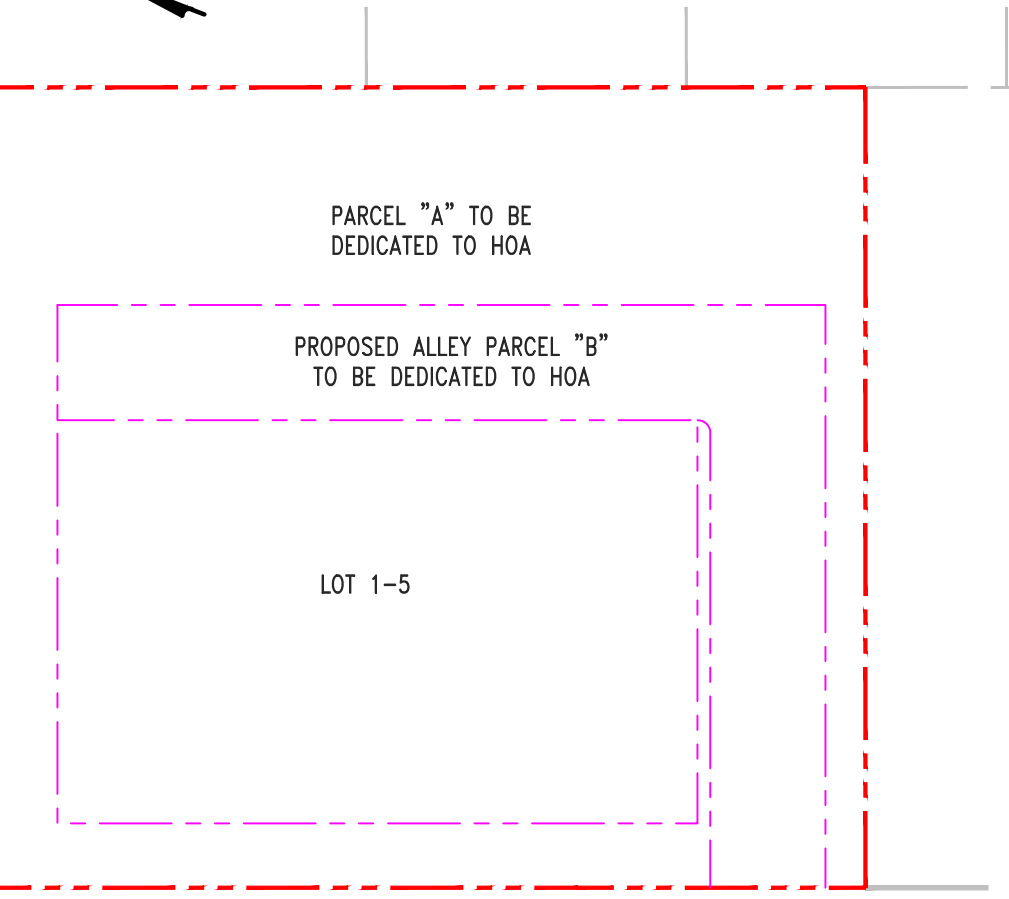


SOIL MAP
SCALE: 1" = 500'



VICINITY MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO 20602153-6
ADC MAP #5409 GRID E-8
SCALE: 1" = 2000'



LOTS 1 - 5	6,300 SF	0.1446 AC
PARCEL 'A'	7,302 SF	0.1676 AC
PARCEL 'B' (PRIVATE ALLEY)	3,475 SF	0.0798 AC
TOTAL	17,077 SF	0.3920 AC

SCALE 1" = 30'

LEGEND

TITLE	SYMBOL
SOILS LABEL	CsE
PROPERTY BOUNDARY	---
ADJACENT PROPERTY	---
EXISTING CONTOUR	--- 70 ---
EX. WATER	W W
EX. SEWER	S S
EX. SPECIMEN AND CRZ	(S)
EX. UTILITY POLE	○
EX. OVERHEAD WIRES	CHW
EX. FIBER OPTICS	F F
EX. CABLE	C C
PR. WATER HOUSE CONNECTION	WHC
PR. SEWER HOUSE CONNECTION	SHC
65 dBA [Ldn]	---



ELITE
Engineering

6305 IVY LANE, SUITE 225
GREENBELT, MD 20770
Phone: (240) 206-8055
amiljkovic@eliteeng.co
CONTACT: ASKO MILJKOVIC

REVISIONS	BY



ELITE ENGINEERING, LLC
Engineers * Landscape Architects
6305 IVY LANE SUITE 225
GREENBELT, MD, 20770
(240)206-8055



10/26/2023

HOK SUBDIVISION
PRELIMINARY PLAN #2022-030

5713-5715 AGER ROAD
HYATTSVILLE, PRINCE GEORGE COUNTY, MD 20782
TAX MAP 41, GRID E3-E4
16TH ELECTION DISTRICT

DRAWN
LO
CHECKED
AM
DATE
10/26/2023
SCALE
AS SHOWN

DRAWING