

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
FEBRUARY 25, 2025

Register in advance for this webinar:

<https://us06web.zoom.us/meeting/register/m7WDnOwdRTKUp6JAM0MWdw>

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. Committee Business**
 - Approve of October 22nd, 2024, minutes
 - Approve 2025 Committee Meeting Calendar
 - Election of Officers
 - Chair
 - Co-Chair/Vice Chair
 - Record Keeper
- 3. West Hyattsville Queens Chapel Sector Plan – Remand Update**
- 4. Development Update**
- 5. Adjourn (9:00 PM)**

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
OCTOBER 22, 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_2Y-mJbXZT9O7jY5K-sNlvw

1. Introduction of Committee & Guest Members (7:00 PM)

- Maureen Foster Chair
- Todd Dengel, Committee Co-chair
- Will Seath, Committee Member
- Marshall, Committee Member
- Gregory Barnes, Committee Member
- Kareem Redmond, Council Liaison
- Jeff Ulysse, Staff Liaison
- David Cristeal, Guest Presenter

2. Committee Business

- Approve Sept 17th, 2024 minutes
 - Todd : Motion to Approve
 - Planning Committee September Minutes Approved (unanimous)

3. Presentation: Proposed City of Hyattsville Rent Stabilization Ordinance

- Presenter: David Cristeal, City of Hyattsville Housing Manager
 - Overview of Ordinance
 - Clarifying Questions
 - Todd: Whether or not the City adopts its own ordinance, the City would still be under the County's mandate, correct?
 - David: Yes
 - Todd: How much more affordable will affected units be post implementation?
 - David: The savings between the City's draft ordinance and what the county has drafted is 2.6%. That a net of about \$470 per year for non-exempt units.
 - Todd: What are you basing the cost for implementation on?
 - David: The estimates are based on the work that Enterprise Partners did in 2023 also incorporates numbers from Tacoma Park as a baseline for the overall cost for the city.
 - Greg: Are tenants automatically notified when a landlord files a fair return petition? Will a tenant have a chance to way in with the arbitrator.

- David: I believe the answer is yes but will review the draft ordinance to confirm.
- Greg: What types of renovated units would qualify for exemption versus those that wouldn't.
- David: I will need to verify with the City Attorney, but you are essentially applying for a higher rent not necessarily an exemption.
- Greg: How did we come about the 15 year exemption standard?
- David: What I know about the back story is when Enterprise completed this study, they recommended this 15 year period and was recommended in the Montgomery County study on rent stabilization.
- Marshall: If a landlord currently has utilities included in their rent will that be under the umbrella of rent stabilization?
- David: That is correct
- Marshall: How does that work?
- David: There's a process, first the landlord will need to advertise that and let prospective tenants know about that
- Marshall: Can any of the existing rent stabilization laws in place now be applied retroactively?
- David: It depends on the year it was built. The ordinance set the rents but a lot of other features were left to administrative regulations and those details are not in the County's legislation as opposed to ours
- Marshall: If an entity charges a fee does the City regulate that?
- David: If it's a fee that they can opt out of the City would not be involved but if it's a fee that's unavoidable then it will likely be regulated.
- Marshall: Who else in the DC metro area has rent stabilization?
- David: Montgomery County, Prince Georges County, Mount Rainier and DC.
- Marshall: Where will the money to cover the cost of this program come from?
- David: What was envisioned by some council members is increasing rental application fees to cover the cost of this program.
- Marshall: Have you considered disseminating information on this topic in languages other than English and Spanish.
- David: We have considered it but we will need input from the community to identify what other languages this needs to be translated in.
- Marshall: What protections exist for landlords?
- David: I believe the right to fair return.
- Will: Can you characterize the difference between what this program proposes and what would commonly be known as rent control?

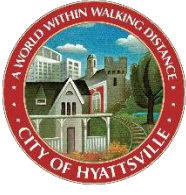
- David: If there's a nuance it's the way the rents are set there are more variables without any fixed rates and it includes an appeals process. That would not be available under rent control.
- Will: Has there been any consideration where property owners who might be subject to the constraint of this ordinance would get to participate in other opportunities, for example to opportunities to develop more densely or so forth?
- David: The short answer is we are looking at it. When Enterprise made its recommendation to the City, they stated that only implementing rent stabilization would not be enough. The city needs to figure out ways to incentivize improvements.
- Todd: Any other City's in Prince Georges County adopting their own ordinance?
- David: Mount Rainier but no other municipality in the county.
- Committee Comments
 1. The Planning Committee recommends to the City Council to consider the process for the fair right of return petition as it needs to ensure that tenants can participate and have a voice in the discussion and not simply be notified of the submission of said petition.
 2. The Planning Committee would like to express concern about the new positions needed to run this program, and whether the money allocated is sufficient to get the caliber of people needed to run this program in the city of Hyattsville.
 3. The Planning Committee encourages the City Council to include incentives to developers that would increase housing within Hyattsville in a way that would offset the new ordinance's economic impacts.
 4. The Planning Committee would like to encourage the City to work with landlords and others to get input on which languages beyond Spanish are needed.
 5. The Planning Committee recommends to the City Council that It would be prudent to see what happens with the wider Prince Georges County legislation before proceeding with our draft legislation.

4. Development Update

- 3599 East-West Hwy Redevelopment – *7-Eleven*

5. Adjourn (8:20 PM)

- Maureen: Motion to Adjourn
- Marshall: Second



PLANNING COMMITTEE 2025 MEETING CALENDAR

Meetings of the Board are typically held on the third Tuesday of each month at 7:00 PM. Meetings will be held virtually via Zoom unless otherwise noted on the posted agenda. Additional meetings may be added or removed per the Committee's discretion.

Board Contact: planningcommittee@hyattsville.org

Staff Liaison: Jeff Ulysee, City Planner julysee@hyattsville.org

Tuesday, January 28, 2025

Tuesday, February 25, 2025

Tuesday, March 18, 2025

Tuesday, April 15, 2025

Tuesday, May 20, 2025

Tuesday, June 17, 2025

Tuesday, July 15, 2025

AUGUST RECESS

Tuesday, September 16, 2025

Tuesday, October 21, 2025

Tuesday, November 18, 2025

DECEMBER RECESS



The Maryland-National Capital Park and Planning Commission



1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

January 9, 2025

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Lakisha Hull, AICP, LEED AP BD+C; Planning Director *LH*
James R. Hunt, MPA; Acting Deputy Planning Director of Operations *JRH*
Tony Felts, AICP; Division Chief, Community Planning Division *TF*

FROM: Sarah Benton, AICP; Supervisor, Long-Range Planning Section, Community Planning Division *SB*
Thomas Lester, Planner IV; Master Plans and Studies Section, Community Planning Division *TEL*

SUBJECT: **Recommendation to Remand the Second Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment**

The first Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment were remanded by the Planning Board on December 15, 2022, to evaluate the impact of Prince George's County Council bills CB-77-2022 and CB-97-2022 on plan implementation. After staff analysis was completed on these bills and they were subsequently repealed, the second Draft (Staff Draft II) West Hyattsville-Queens Chapel Sector Plan ("Sector Plan") and Proposed Sectional Map Amendment ("SMA") were released to the public on May 2, 2024, with revisions that address both the testimony received by the close of the record on October 26, 2022 as well as a letter received from the Department of the Environment commenting on the first draft Sector Plan and its conflicts with the County's Climate Action Plan. Opportunities for the public to review and comment on the Sector Plan followed in June 2024, when two public meetings about the second Sector Plan and SMA were held, as well as at the October 1, 2024, Joint Public Hearing. However, as further internal analysis has revealed several areas of concern with the Sector Plan and SMA, including those pertaining to existing strategies and policies as well as events external to the Sector Plan, per Section 27-3502(f)(4), staff recommend the Planning Board remand the Sector Plan and SMA back to the Planning Director for further evaluation to address the following issues:

Displacement

Despite intentions to create more housing within the Sector Plan area, including affordable housing, strategies LU 2.10 and HN 1.8 may have the undesired consequence of displacing existing residents from either subsidized or naturally occurring affordable housing as the total number of existing affordable housing units could potentially be reduced. A remand would allow staff to conduct further analysis to better understand the possibility and impact of displacement, revising sector plan strategies as needed to ensure the sector plan area sees no net loss of affordable units.

Sustainable Development and Mitigation Strategies for Floodplain Development

The Sector Plan strongly discourages development within the floodplain, particularly through policies LU 2 and NE 1 and their accompanying strategies; however, it does not fully consider future technologies and building strategies and materials that may allow for development in the floodplain that is

Recommendation to Remand the Second Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment

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environmentally sensitive and better safeguards health and safety than what exists today. Rather than issuing a blanket statement that dissuades new development within the floodplain that may be appropriate for both the Sector Plan area and the immediate setting today, further research and evaluation is needed into emerging building technologies and strategies that may make development in the floodplain appropriate under certain circumstances. A remand would allow staff to conduct further investigation into this area and re-evaluate policies and strategies pertaining to floodplain development, particularly allowing for the possibility of sustainable development within the floodplain and the implementation of mitigation strategies that may lessen the impact of development.

Single-Family Neighborhood Zoning

Strategies LU 9.3 and HN 1.6 recommend rezoning the Queens Chapel Manor neighborhood from predominantly Residential, Single-Family-65 (“RSF-65”) to entirely Residential, Single-Family-Attached (“RSF-A”) in order to add more two- and three-family “Missing Middle” homes within an area that is easily accessible to two Metro stations. However, limiting the rezoning to just the Queens Chapel Manor neighborhood disregards other neighborhoods in which a rezoning to RSF-A may be appropriate, especially those that are of an equivalent proximity to either the West Hyattsville Metro station or the Hyattsville Crossing Metro station, as well as solely places the burden of adding Missing Middle housing on just the Queens Chapel Manor neighborhood. A remand would allow staff to reevaluate existing zoning and density in single-family residential portions of the Sector Plan area and reexamine where it is appropriate to allow for additional density and housing types.

HB 538

On April 25, 2024, Governor Wes Moore signed HB 538 into law, which goes into effect January 1, 2025. This bill, also known as the Housing Expansion and Affordability Act, is intended to address housing shortages and affordability throughout the state of Maryland through a variety of methods; the most pertinent to the Sector Plan and SMA is the establishment of a qualified project category to include new construction or substantial renovation within 0.75 miles of a rail station and providing those projects certain statutory benefits. A remand would allow staff to analyze the potential impacts of HB 538 on the Sector Plan and SMA and, if necessary, to revise existing sections of the Sector Plan and SMA that may conflict with HB 538.

CB-15-2024

On July 16, 2024, the Prince George’s County Council adopted CB-15-2024, taking effect on September 3, 2024. Adoption of this bill led to significant changes to procedures and regulations within the new Zoning Ordinance, and a remand of the Sector Plan and SMA would provide staff additional time to analyze and address the bill’s impacts on these two documents.

If the plan is remanded, the testimony received at the 2024 joint public hearing on the second draft Sector Plan and SMA will also be evaluated for incorporation into a revised draft plan; staff’s goal will be to move through the plan process expeditiously in 2025.

RECOMMENDATIONS

1. Staff recommend the Planning Board remand the Staff Draft II West Hyattsville-Queens Chapel Sector Plan.
2. Staff recommend the Planning Board remand the Proposed West Hyattsville-Queens Chapel Sectional Map Amendment.

Attachment (Electronic):

Recommendation to Remand the Second Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment

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(1) [Staff Draft II West Hyattsville-Queens Chapel Sector Plan and SMA](#)

cc: WHQC Project file

Signature: *Thomas Lester*

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Signature: *Sarah Benton*

Sarah Benton (Dec 23, 2024 10:41 EST)

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Signature: *Lakisha Hull*

Lakisha Hull (Dec 29, 2024 17:01 EST)

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