

CITY OF HYATTSVILLE
PLANNING COMMITTEE AGENDA
OCTOBER 21, 2025

In-Person Meeting City Building 4310
Gallatin Street, Multipurpose Room

- 1. Introduction of Committee & Guest Members (7:00 PM)**
- 2. Committee Business**
 - Approve of May 20th, 2025 Minutes
 - Approve of September 16, 2025 Minutes
 - Approve of 2026 Planning Committee Calendar
 - Election of Officers
 - Chair
 - Co-Chair
 - Record Keeper
- 3. Hyatt View Development Tour (44th Ave & Oglethorpe St)**
 - Development of eight lots for the construction of single-family attached dwelling units.
- 4. Adjourn (9:00 PM)**

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
MAY 20, 2025

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_Qlj1WQV3Tp-3pBzXYaMchA

1. Introduction of Committee & Guest Members (7:03 PM)

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Greg Barnes, Committee Member
- Yohannes Bennehoff, Committee Member
- Kareem Redmond, Council Liaison
- David Cristeal, Staff Liaison
- Thomas Lester, Planner IV, MNCPPC, Presenter
- Justin Thornton, Planner II MNCPPC, Presenter
- Sarah Benton, AICP Supervisor, MNCPPC, Presenter

2. Committee Business

- Approval of April 15th and 29th 2025, minutes
 - A motion was made to approve the minutes by Committee Co-Chair Maureen, seconded by Greg. The motion was carried

3. Presentation of the 3rd Staff Draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA)

- Sarah Benton: Good Evening, everyone. Thank you for joining us. Today, we're providing an update on the West Hyattsville–Queens Chapel Sector Plan and Sectional Map Amendment. We'll walk through the background, major changes, the City of Hyattsville's role, and the anticipated schedule.
- Thomas Lester: The sector plan and SMA were initiated by the County Council on January 18, 2022. Since then, we've had multiple public hearings and revisions. The most recent draft—Draft III—was released on April 24, 2025, following a Planning Board remand in January.
- Justin Thornton: The plan area is entirely within Councilmanic District 2 and includes a portion of the City of Hyattsville. It surrounds the 2006 West Hyattsville TDDP boundary and is mostly within Planning Area 68.

- Sarah Benton: Based on feedback from the last Joint Public Hearing, we made several updates. These include aligning with HB 538 to support affordable housing near Metro, incorporating zoning ordinance changes from CB-15-2024, and developing anti-displacement strategies.
- Thomas Lester: We've made updates across several plan elements Land Use and Zoning, Transportation, Housing and Neighborhoods, Community Heritage, Culture, and Design Public Facilities
- Justin Thornton: Importantly, the vision and elements related to Economic Prosperity, Natural Environment, and Healthy Communities remain unchanged.
- Sarah Benton: All single-family neighborhoods have been reclassified from Residential Medium to Medium High. The Washington Gas Light Company property has been changed from Institutional to Mixed-Use.
- Thomas Lester: We've also proposed zoning changes: RSF-65 to RSF-A (over 120 acres total) and AG to LTO-E (21.27 acres). We've added intermediate design guidelines and upgraded bike/pedestrian recommendations for Chillum Road.
- Justin Thornton: The plan is now reconciled with the Go Prince George's Preliminary Master Plan of Transportation. One notable change is converting the bike lane on Jamestown Road (BL-200) to a shared-use path (RES-233).
- Sarah Benton: We've reorganized this section to emphasize anti-displacement. New strategies under Policy HN 2 include: Legal assistance for at-risk residents, Support for renter advocacy, Right to return legislation, Establishing a Community Land Trust.
- Thomas Lester: Under Policy HN 4, we've added strategies to support increased density for qualifying projects near Metro and encourage missing middle housing in single-family zones.
- Justin Thornton: Here's what's ahead: July 2025: Joint Public Hearing, September 2025: Planning Board Adoption, October 2025: Council Work Session, November 2025: Council Approval
- Sarah Benton: Thank you for your time and attention. We're happy to take any questions. For follow-up, feel free to contact us at whqc@ppd.mncppc.org.

4. Adjourn (8:18 PM)

- Maureen: Motion to Adjourn
- Todd: Second

CITY OF HYATTSVILLE
PLANNING COMMITTEE MINUTES
SEPTEMBER 16, 2025

Register in advance for this webinar:

<https://us06web.zoom.us/j/83766559606?pwd=FacKia2Pilan9UT4FFipsUZwxgc0Qd.1>

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

- Maureen Foster, Committee Chair
- Todd Dengel, Committee Co-chair
- William Seath, Committee Member
- Marshall, Committee Member
- Yohannes Bennehoff, Committee Member
- Greg Barnes, Council Liaison,
- Daniel Schaible, Council Liaison
- Jeff Ulysse, Staff Liaison
- Chloe Kauffman, Staff Liaison

2. West Hyattsville Queens Chapel Sector Plan and Sectional Map Amendment Update

- Preliminary Draft III of the West Hyattsville Queens Chapel Sector Plan was approved by the Prince George's County Planning Board on September 11th with recommended changes from M-NCPPC staff regarding land use/zoning, economic prosperity, transportation and mobility, natural environment, housing, community heritage, and public facilities. Notable changes include the deletion of LU 10.3 and the removal of zoning changes ZC 31, ZC 36, and ZC 37 from the Sectional Map Amendment.
 - Chloe: Provided a brief update of the West Hyattsville Queens Chapel Sector Plan and Sectional Map Amendment Update.
 - Jeff Ulysse: Adds that the Plan will move forward to County Council for approval and adoption.

3. Development Update

• **Hyattsville Elementary School**

This project includes the demolition of the existing elementary school for the construction of a three-floor school equipped with a media center, gymnasium with a stage, collaboration areas, and an outdoor education zone and playground that will be located on the roof. An associated parking garage will be located on the first floor.

- Chloe: Discussed the permitting status of the project, ongoing community outreach, and the amendment of construction hours.
- Marshall: Expresses that the amendment of the construction hours was not in line with the City's policy, is unprecedented, and was determined with a

lack of discernment, specifically regarding the lack of outreach done with the entire City.

- Chloe: Mentions that the City concluded to amend the hours due to the temporal costs associated with shortening construction hours, and this decision was made in accordance with community outreach that was conducted with the surrounding properties. Added that the City periodically meets with MCN and will take these comments into consideration.

- **Hyatt View**

Development of eight lots for the construction of single-family attached dwelling units.

- Chloe: Discussed the status of exterior work for the units. Informed the Committee that the owner is currently looking for buyers.

- **Mt Hermon Masonic Lodge**

Renovation and re-use of the Masonic Lodge with work to include the building to be retrofitted for 8 multi-family apartment units with either 1 or 2 bedrooms, with one ADA-compliant unit on the lowest level. Additionally, 1700 square feet of commercial/retail space will be included.

- Chloe: Provided a general overview of the project and discussed the associated easement and the approval of the PPS.
- Todd: Asks for more elaboration about the PPS.
- Chloe: Provided that the approval of the PPS was all she was aware of at this moment.
- Maureen: Requests confirmation that the PPS was approved.
- Jeff: Confirms the PPS was approved and posits that permitting is responsible for the lack of movement.
- Maureen: Did they present that they were also going to use their parking area for the next development?
- Jeff: Identifies this as one of the most pivotal details of the project. States that Park and Planning agreed to essentially split the project into two phases. He communicates that this approval is specific and only for the actual Masonic Temple and the adaptive reuse of the Temple site. The second phase of construction would require additional review.
- Todd: Lastly, do they have a tenant, the Masonic Lodge, or a prospective tenant? Is there an LOI?
- Jeff: No.

- **Dewey Parcels**

The project includes 5 parcels, totaling 21.16 acres. Construction is located on parcels 1, 2, and 5. The Bellevue occupies parcel 1 and consists of 361 multi-family apartment units and an associated parking garage for residents. The Devon is located on parcel 5 and consists of 321 multi-family apartment units with 1,258 square feet of commercial retail space. Lastly, with 136 stacked townhomes, The Crossing at Gateway is located on parcel 5.

- Chloe: Provides updates on The Bellevue, The Devon, and The Crossing at Gateway. States that the associated developer for The Crossing at Gateway is Stanley Martin, and they are currently under construction.
 - Jeff: Adds that the foundation is installed and that he believes framing will be completed by spring and completion in late summer.
- **Library Apartments**

This project is an approved redevelopment project of an existing structured parking garage located on Toledo Rd. The project involves razing the eastern half of the parking garage and the construction of a 7-story multifamily apartment building with 209 multi-family apartments. The western half of the garage will remain as parking for the residents. The approved development project includes 103 studios, 93 one-bedroom units, and only 13 units are to be two-bedroom.

 - Chloe: States that the Final Plat of Subdivision was approved September 11th at Prince George's County Planning Board in conformance with the PPS and DSP.
- **First United Methodist Church Housing**

The proposed development plan consists of the construction of 120 multi-family units on an underutilized portion of the First United Methodist Church. 36 of the units will be reserved as Permanent Supportive Housing (PSH) units, intended to house people experiencing homelessness. The complete unit breakdown follows: 70 senior units with a mix of studio, one-bedroom, and two-bedroom apartments, and 50 units for families with a mix of one-, two-, and three-bedroom units. The entire project currently calls for two separate projects to be built on the site, one built with the 9% Low Income Housing Tax Credit ("LIHTC") and the other with the 4% LIHTC. The 9% project will serve families earning a maximum area median income ("AMI") in the 30%-60% range, and the 4% project will serve seniors earning up to 60% AMI.

 - Chloe: Provides an overview of the project and its funding schemes.
- **Multigenerational Center**
 - The project site conceptual plan includes a new 2-level 86,300 square feet multi-gen facility, a small multi-purpose field, a 380-space parking garage below, and 24 surface parking spaces. The new center will include a double gymnasium, an aquatic feature, a fitness center with a running track, and flexible multipurpose program spaces, and is intended to move from a community center model to a multigenerational center model with a strong aquatics component.
 - Chloe: Mentions that the project will be entering the design review phase in 2027.
 - Jeff: Supplements the aforementioned statement by communicating what information was delivered to the City by the Project Coordinator. This includes that an RFP was solicited for design and build services for the Multigenerational Center, and was finalized and released on February 21st, early this year. On May 6th of this year, which was essentially the submission window for design and build proposals, closed. They're working to select a winning team and award a contract. Once the contracts are awarded, which they think will happen this fall, the design phase of the

facility will begin immediately. And then they expect that to kind of run through fall of 2027 and they have communicated several opportunities for community input. That's something that we're going to push for.

- Maureen: Is that through M-NCPPC?
- Jeff: Correct.
- Maureen: Have they clarified what they mean by an aquatic feature?
- Chloe: It will be a lap pool.
- Jeff: Supplies more information regarding the amenities that will be available with this project.
- Todd: Awesome. Where is it going again?
- Jeff: At the intersection of Adelphi and Toledo Rd.

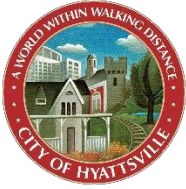
- **3599 East West Highway**

Development of a new gas station with 8 gas pumps, a 9,592 square-foot commercial store and office building located at the southern end of the site, as well as a freestanding drive-up ATM.

- Chloe: Provides that the site is under construction, and Boehler Engineering is working on a few as-builts for water and sewer, and will be finishing the rest of the as-builts soon.
- Maureen: Is it still the same owner?
- Jeff: Clarifies that it is the same owner. However, there were some issues with regard to responsibility in terms of street light installation. States that SHA ultimately collaborated and coordinated with the City and the developer to determine the best course of action to move forward.

4. Adjourn (9:00 PM)

- Todd: Motion to Adjourn
- Will: Second



**PLANNING COMMITTEE
2026 MEETING CALENDAR
DRAFT**

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 6th, 2026

Tuesday, February 17, 2026

Tuesday, March 17, 2026

Tuesday, April 21, 2026

Tuesday, May 19, 2026

Tuesday, June 16, 2026

Tuesday, July 21, 2026

AUGUST RECESS

Tuesday, September 15, 2026

Tuesday, October 20, 2026

Tuesday, November 17, 2026

DECEMBER RECESS

Zoning Regulation for the TC in the Art District

STANDARDS

Build-to-line Standards Table(1)

Density
Min. Lot Area
(5) All buildings shall be built out to a minimum of 80 percent of the site frontage.
(29) Buildings on corner lots shall not have blank exterior walls at the pedestrian level.

Access and Circulation

Intent

(2) Sidewalks a minimum of five feet in width shall connect to dwelling entrances, parking, recreational facilities, auxiliary buildings, recycling, and dumpster areas.
(3) Sidewalks shall not be made of asphalt.
(5) There shall be a maximum of two access driveways per lot or parcel from a public street to parking.
(6) Access to parking and the rear of the lot or parcel shall be located on a side street or alley and shall be a maximum of 18 feet wide.

REQUIRED

Not Specified
Not Specified
110.3'

PROVIDED

30 Units/Ac
1280 SF
128'

See Arch. Drawings

Not Asphalt

Concrete

Max. Access (2)

1

Max. 18' Alley

18" Wide

Parking and Loading

Intent

(2) Parking for a residential Units
Siting and Access
Intent
(4) Parking between sidewalk or street and the building
Fencing, Walls, Screening, and Buffering
Intent
(1) Non-Opaque walls and fences, Max. Height
(2,3) Fence Material to be used

Landscaping

Intent

(2) Shade trees, Min (2 1/2-3")

Building Design

Intent

(4) The maximum height

Streetscape

Intent

(1) All streets shall have a sidewalk on both sides wherever possible
(6) Street trees min. (2 1/2- to 3")

1.5 Min.-3.5 Max

2/Unit

None

None

6' Max

6'

1 per 5000 SF GSA

3

45'

<45'

Yes

Yes

Yes

Yes

LEGEND

EXISTING CONTOUR

100

PROPERTY LINE

R/W BASE LINE

EXISTING DRAIN PIPE

EXISTING TREE LINE

LIMIT OF GRAVEL/MAC AREA

OVERHEAD ELECTRIC WIRE

SOIL TYPE

ALLEYWAY AREA

CONCRETE SIDEWALK/DRIVEWAY

Prop MH
Top=104.0
Inv.=93.0

UTILITY NOTE

ALL UTILITY ADJUSTMENT AND/OR RELOCATION I.E.,
ELECTRIC POLES, FIRE HYDRANT, ETC., SHALL BE THE
RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/
BUILDER TO BE DONE DURING CONSTRUCTION.

* Stabilization practices on all projects must be in accordance with the
requirements of COMAR 26.17.1.08 G regulations by January 9, 2013,
regardless of when an erosion and sediment control plan was approved.

Following initial soil disturbance or re-disturbance, permanent or
temporary stabilization must be completed within:

a) Three (3) calendar days as to the surface of all perimeter dikes,
swales, ditches, perimeter slopes, and all slopes steeper than 3
horizontal to 1 vertical (3:1); and

b) Seven (7) calendar days as to all other disturbed or graded areas
on the project site not under active grading.

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared or approved
by me, and that I am a duly licensed professional engineer
under the laws of the State of Maryland, License No. 20444.
Expiration Date: 9/6/18.

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS
OF SUBTITLE 32, DIVISION 2 OF THE CODE OF PRINCE GEORGE'S COUNTY
WATER RESOURCES PROTECTION AND GRADING CODE; AND THAT I OR
MY STAFF HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM
THIS SITE ONTO DOWNHILL PROPERTIES HAVE BEEN ADDRESSED IN SUB-
STANTIAL ACCORDANCE WITH APPLICABLE CODES.

TOTAL AREA BEING DISTURBED= 0.27 AC



Prop MH
Top=97.2
Inv.=95.9

Prop 15" RCP CL IV @ 1%
Inv.=92.33'

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Inv.=92.33'

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Prop 15" RCP CL IV @ 1%
Inv.=92.33'

GENERAL NOTES

- Number of Lots "Existing": P/O Lot 18 & Lot 19
- Existing Zoning: C-0 ; Overlay Zone: D-D-0 & Gateway Art District: TOWN CENTER
- Property Use: Residential Townhomes
- Total Property Area: 11,954 SF OR 0.2744 AC.
- Net Property Area: SAME
- Area of Dedication: 0
- Water Supply: Public ; Category: W-3
- Sewer Supply: Public ; Category: S-3
- Tax Map: 42 ; Grid: C-3
- W.S.S.C. 200' Sheet Number: 207 NE 04
- Name of Subdivision: Hyatt View
- Topographic Information: As Shown by Applied Civil Engineering
- Flood Plain Information: N/A
- Easement Area: As Shown
- Public Area "Parkland": N/A
- Wetlands Or Perennial Streams: N/A
- Historic District: N/A
- Adjacent Cemetery: N/A
- Gateway Sign Or Entrance Feature Proposed: N/A
- Nearest Fire Station: College Park
- Nearest Police Station: Hyattsville
- PG Map: 12 ; Grid: D-3

CONTINUE GENERAL NOTES

- Deed Reference: L. 38784, F. 243

Grantor: Timothy & Viola Posthuma
Grantee: Rahimi Iraj & Betty Emam

Dated: October 4, 2016

- Sustainable Growth Tier: Yes ; Tier 1
- Interim Land Use Control Zone (ILUC): No
- Military Installation Overlay Zone: No
- Center or Corridor Location: Yes
- Approved SWM Concept Plan #43441-2017-00, dated 12-06-2017.
- Mandatory Park Dedication "Parkland": NO, Fee-in-Lieu.
- This site is EXEMPT from the Woodland Conservation Ordinance.
- Site within the Chesapeake Bay Critical Area: NO
- Site in or adjacent to an easement held by the Maryland Environmental Trust, The Maryland Agricultural Land Preservation Foundation, or any other land trust or organization: NO

LANDSCAPING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE/METHOD	SPACING	NATIVE SPECIES
12	Red Sunset Maple	Acer Rubrum Red Sunset	2.5'-3' / BB	AS SHOWN	Yes
12	Border Forsythia	Forsythia X intermedia	18-24" HT.	AS SHOWN	Yes
10	Dense St. John Wort	Hypericum deniflorum	18-24" HT.	±3'	Yes
12	Smooth sumac	Rhus glabra	18-24" HT.	±3'	Yes

SOIL CHARACTERISTICS

Map Symbol	Map Unit Name	K-Factor	Hydric Rating	Hydrological Soil Group	Drainage Class
UrcD	Urban Land-Christiana Downer complex, 5-15% slopes	N/A	Non-Hydric	D	N/A

REVISIONS

DESIGNED:	ZMS	DATE:	Feb. 2017	DATE:	BY:
DRAWN:	ZMS	DATE:	Feb. 2017	DATE:	BY:
CHECKED:	DATE:	DATE:	DATE:	DATE:	DATE:
APPROVED:	DATE:	DATE:	DATE:	DATE:	DATE:



APPLIED CIVIL ENGINEERING
INC.

ENGINEERING * PLANNING * SURVEYING * LAND DEVELOPMENT
8 PERMIT PROCESSING
9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MARYLAND 20706
TEL. (301) 459-5932

OWNER/APPLICANT/DEVELOPER

Alan Rahimi
P.O. Box 60667
Potomac, MD 20859
301-704-6465

SITE DEVELOPMENT AND LANDSCAPING PLAN

5809 & 5811 44th Avenue
P/O Lot 18 & Lot 19
HYATT VIEW
Hyattsville (16th) Election District
Prince George's County, Maryland

SCALE: 1" = 10' CONTRACT No.: 17-02 SHEET 1 OF 1