THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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January 19, 2023

MEMORANDUM

TO: Andree Green Checkley, Esq., Planning Director

VIA: David Warner, Esq. Principal Counsel
Tony Felts, AICP, Chief, Community Planning Division
Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division

FROM: Scott Rowe, AICP, CNU-A, Planner IV, Master Plans and Studies Section
Community Planning Division

SUBJECT: **Administrative Correction No. 2023-01: Administrative Correction to the 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment***

The purpose of this memorandum is to request approval to make administrative technical corrections to the 2016 *Approved Prince George's Plaza Transit District Development Plan* (TDDP) *and Transit District Overlay Zoning Map Amendment* (TDOZMA).

On December 3, 2015, the Prince George's County Planning Board adopted PGCPB No. 15-126, adopting the TDDP and endorsing the TDOZMA. In this resolution, the Planning Board directed staff to do the following:

1. "Remove lane width dimensions from streets currently owned by Prince George's County and for the proposed extension of Toledo Road depicted in Figure 5"
2. "Eliminate references to minimum distances between build-to-lines within the Transit District Standards and associated graphics."[1]

[1] PGCPB No. 15-126, p. 14.

On July 19, 2016, the County Council adopted CR-56-2016, approving the TDDP and TDOZMA. This resolution states that "the Planning Board staff is further authorized to make appropriate textual, graphical, and map revisions to correct identified errors, [and] to reflect updated information and revisions..."

While reviewing Preliminary Plan of Subdivision 4-21032 for Hyattsville Crossing, staff identified several errors in the TDDP. While reviewing Preliminary Plan of Subdivision 4-22004 Library Apartments, 3325 Toledo Road Garage Redevelopment, staff identified additional errors in the TDDP.

(1) Proposed Rights-of-Way

Figure 4 on page 82 and Figure 13 on page 218 depict the Proposed Toledo Road Extension Illustrative Street Section. This illustrative section shows an "Existing 90-foot right-of-way". This figure is inaccurate (Toledo Road's existing right-of-way is approximately 58-60 feet, including sidewalks), conflicts with the Transit District Standards, conflicts with the Planning Board's direction in PGCPB No. 15-126 to "eliminate references to minimum distances between build-to-lines within the Transit District Standards and associated graphics", and may conflict with the City of Hyattsville's Street Design Standards to the extent they may differ from the County or Transit District Standards. All A and B streets in the Transit District Overlay Zone within the City of Hyattsville shall be constructed to the City of Hyattsville's Design Standards.

Table 14 on page 84 contains a column called Proposed Rights-of-Way. The horizontal rights-of-way identified within this column also conflict with the Transit District Standards and may also conflict the City of Hyattsville's Street Design Standards.

The rights-of-way required for the construction of TDDP streets vary depending on whether the street is located within the City of Hyattsville or outside the City (and therefore subject to the Transit District Standards). The Transit District Standards or the City of Hyattsville determine the necessary rights-of-way to be dedicated or constructed.

Staff recommends the following clarifications to the TDDP and TDOZMA:

1. Delete the "Existing 90' Right-Of-Way" from Figures 4 and 13, Proposed Toledo Road Extension Illustrative Street Section. This right-of-way is not an existing street and is not intended to be 90 feet.

2. Replace Table 14 on page 84, deleting the Proposed Rights-of Way column and add a note as follows:

Roadway	Limits	Owner	Functional Classification	Master Plan Identifier	~~Proposed Rights-of-Way~~	Proposed Travel Lanes	Amends MPOT
MD 410 (East West Highway	Ager Road to MD 500 (Queens Chapel Road	SHA	Minor Arterial	A-15	~~100-120~~	4	No
Belcrest Road	Queens Chapel Road to Adelphi Road	DPW&T	Collector	C-229	~~100~~	4	No
Toledo Road	Belcrest Road to Adelphi Road	DPW&T	Primary	P-202	~~60~~	2	No
Toledo Road (Extended)	Toledo Terrace to Belcrest Road	City of Hyattsville	Local	P-202	~~60~~	2	New Local Municipal Street
Toledo Terrace	MD 410 (East West Highway) to Belcrest Road	DPW&T	Primary	P-203	~~60~~	2	No

Note: For development subject to the Transit District Standards, rights-of-way will be determined by the Transit District Standards, including the applicability standards on page 192 and the Streets and Frontage requirements on pages 203-234. The Transit District Standards consider the public right-of-way to be build-to-line to build-to-line, inclusive of the frontage zones and the curb-to-curb roadway. Dedications of rights-of-way at the preliminary plan of subdivision may be either build-to-line to build-to-line or curb-to-curb, at the discretion of the agency taking ownership of the right-of-way.

For development not subject to the Transit District Standards, rights-of-way dimensions shall be determined pursuant to Section 27-4200 of the Subdivision Regulations thereafter and/or applicable County or municipal street design standards.

3. On page 192, add the note above as Applicability Statement ST1 under General Applicability and Administration | Public Improvements | Streets and Sidewalks

4. Table 44 on page 213 contains the Transit District Standards for the design of new streets. There is a discrepancy in the table as to who may approve departures from an 11-foot-wide lane width. A footnote appended to the "Number of Through Lanes" row states that only the Director of the Department of Permitting, Inspections and Enforcement can authorize such a departure. This conflicts with the rest of the Transit District Standards and from the first footnote in this table, which states that "New streets constructed within the City of Hyattsville are subject to the City's Street Design Standards". Staff recommends the following clarification to the second footnote as follows:

**Travel lanes may be constructed to less than 11 feet in width only with the written permission of the Director of the Department of Permitting, Inspections and Enforcement or the City of Hyattsville (for streets within the City).

(2) Toledo Road Bicycle Accommodation

In addition, in the review of Preliminary Plan of Subdivision 4-22004 Library Apartments, 3325 Toledo Road Garage Redevelopment, staff identified errors concerning the recommended Master Plan of Transportation bicycle accommodation for Toledo Road.

5. Staff recommends that the header of the second column of Table 43 on page 212 and Table 44 on page 213 be revised to read: DC A Street/Toledo Road

Finally, Strategy TM4.3 states "add the following on-street bicycle accommodations to existing streets" and includes an on-road bicycle lane along the entire length of Toledo Road. This recommendation was intended to apply to both the existing section of Toledo Road and its extension to Toledo Terrace as recommended in Strategy TM 3.1. This is clearly shown on Map 18, Recommended Bicycle/Pedestrian Facilities, on page 91. However, Strategy TM4.9 states "Evaluate the addition of on-street bicycle accommodation to Toledo Road, pursuant to the 2009 *Approved Countywide Master Plan of Transportation.*" This is in conflict to Strategy TM4.3 and Map 18 and is in error.

6. Staff recommends Table 15: Recommended On-Street Bicycle Accommodations (page 87) be revised as follows:

Street	On-Street Accommodation	Limits	Amends MPOT	Comments
Toledo Road	On-road bicycle lanes	Entire length (Adelphi Road to Toledo Terrace)	Yes	

7. Staff recommends deletion of Strategy TM4.9 on page 87.

Strategy TM4.9: [Evaluate the addition of on-street bicycle accommodation to Toledo Road, pursuant to the 2009 Approved *Countywide Master Plan of Transportation]*Reserved

With your authorization, the above revisions will be made to the electronic version of the 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment* and the above language will be distributed with previously-printed hard copies of the Sector Plan.

READ AND AGREED

Checkley, Andree — Digitally signed by Checkley, Andree Date: 2023.01.23 16:30:44 -05'00'

01/23/2023

Andree Green Checkley, Planning Director — Date

cc: Division Chiefs
Supervisors
Daniel Hartmann, Administrative Manager, Publications, Graphics, and Web Section, Management Services Division

ADMINISTRATIVE CORRECTION 2023-01

2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment*
July 19, 2016

CR-56-2016 authorizes the Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission to "make appropriate textual, graphical, and map revisions" to the 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment* "to correct identified errors, to reflect updated information and revisions." Administrative Correction 2023-01 makes the following revisions:

Revision 1:

The "Existing 90' Right-Of-Way" from Figures 4 and 13, Proposed Toledo Road Extension Illustrative Street Section is deleted. This right-of-way is not an existing street and is not intended to be 90 feet.

Revision 2:

Table 14 on page 84 is revised as follows: deleting the Proposed Rights-of Way column and adding a note:

Roadway	Limits	Owner	Functional Classification	Master Plan Identifier	~~Proposed Rights-of Way~~	Proposed Travel Lanes	Amends MPOT
MD 410 (East West Highway	Ager Road to MD 500 (Queens Chapel Road	SHA	Minor Arterial	A-15	~~100-120~~	4	No
Belcrest Road	Queens Chapel Road to Adelphi Road	DPW&T	Collector	C-229	~~100~~	4	No
Toledo Road	Belcrest Road to Adelphi Road	DPW&T	Primary	P-202	~~60~~	2	No
Toledo Road (Extended)	Toledo Terrace to Belcrest Road	City of Hyattsville	Local	P-202	~~60~~	2	New Local Municipal Street
Toledo Terrace	MD 410 (East West Highway) to Belcrest Road	DPW&T	Primary	P-203	~~60~~	2	No

Note: For development subject to the Transit District Standards, rights-of-way will be determined by the Transit District Standards, including the applicability standards on page 192 and the Streets and Frontage requirements on pages 203-234. The Transit District Standards consider the public right-of-way to be build-to-line to build-to-line, inclusive of the frontage zones and the curb-to-curb roadway. Dedications of rights-of-way at the preliminary plan of subdivision may be either build-to-line to build-to-line or curb-to-curb, at the discretion of the agency taking ownership of the right-of-way.

For development not subject to the Transit District Standards, rights-of-way dimensions shall be determined pursuant to Section 27-4200 of the Subdivision Regulations thereafter and/or applicable County or municipal street design standards.

Revision 3

On page 192, add Applicability Statement ST1 under General Applicability and Administration | Public Improvements | Streets and Sidewalks:

For development subject to the Transit District Standards, rights-of-way will be determined by the Transit District Standards, including the applicability standards on page 192 and the Streets and Frontage requirements on pages 203-234. The Transit District Standards consider the public right-of-way to be build-to-line to build-to-line, inclusive of the frontage zones and the curb-to-curb roadway. Dedications of rights-of-way at the preliminary plan of subdivision may be either build-to-line to build-to-line or curb-to-curb, at the discretion of the agency taking ownership of the right-of-way.

For development not subject to the Transit District Standards, rights-of-way dimensions shall be determined pursuant to Section 27-4200 of the Subdivision Regulations thereafter and/or applicable County or municipal street design standards.

Revision 4

The second footnote on Table 44 on page 213 is revised as follows:

**Travel lanes may be constructed to less than 11 feet in width only with the written permission of the Director of the Department of Permitting, Inspections and Enforcement or the City of Hyattsville (for streets within the City).

Revision 5

Revise the header of the second column of Table 43 on page 212 and Table 44 on page 213 to read: DC A Street/Toledo Road

Revision 6

Revise Table 15: Recommended On-Street Bicycle Accommodations (page 87) as follows:

Street	On-Street Accommodation	Limits	Amends MPOT	Comments
Toledo Road	On-road bicycle lanes	[Entire length] Adelphi Road to Toledo Terrace	Yes	

Revision 7

Delete Strategy TM4.9 on page 87.

Strategy TM4.9: [Evaluate the addition of on-street bicycle accommodation to Toledo Road, pursuant to the 2009 Approved *Countywide Master Plan of Transportation]*Reserved