

7011 Chesapeake Road, Hyattsville, MD 20784

- **Land Area:** 2.99 Acres
- **Previous Zoning:** MXT/DDOZ
 - **F.A.R:** 0.4 to 8.0
- **Current Zoning:** NAC
 - **F.A.R:** 0.25 to 2.0
- **Located in:**
 - **Qualified Census Tract (QCT)**
 - **Opportunity Zone (OZ)**
 - **Enterprise Zone**
- ❖ **Adjacent to Future Purple Line**
Glenridge Station



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- **MXT/DDOZ Zoning:** Still allowed until April 2024
 - **Max F.A.R.:** up to 8 FAR subject to Detailed Development Proposal Approval
- **Current Zoning:** Neighborhood Activity Center (NAC)
 - **Max F.A.R.:** 2.0 containing max 30 units/acre
- **Impact Fee Inside the Beltway & TOD:** \$12,929
 - \$10,180 (school) + \$2,749 (safety)
- **Impact Fee Outside Beltway:** \$25,692
 - \$17,451 (school) + \$8,241 (safety)
- **Off-Street Parking Discount:** See table to the right

Part 27-4 Zones and Zone Regulations
Sec. 27-4200 Base Zones
27-4204 Transit-Oriented/Activity Center Base Zones
27-4204(c) Neighborhood Activity Center (NAC) Zone

Lot area, min. (sf)	5,000 [2]
② Lot width, min. (ft)	50 [3]
Density, min. max. (du/ac of net lot area) [4]	10.00 30.00
Floor area ratio (FAR), min. max. [5]	0.25 2.0
Lot coverage, min. max. (% of net lot area)	40 100
Build-to line, min. max. (ft) [6][7]	15 35
Building width in build-to zone, min. (% of lot width) [7][8]	60
⑤ Front yard depth, min. (ft.)	0
Side yard depth, min. (ft)	0
Rear yard depth, min. (ft)	0
Building façade fenestration/transparency, min. (% of street-level façade area) Abutting or facing a street frontage or pedestrian way Facing a transit station or public gathering space	40 35
④ Principal structure height, min. max. (ft)	No requirement 50

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet
 [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.
 [2] 1,200 sf for townhouse lots, and 4,000 sf for single-family detached dwellings.
 [3] 18 ft for townhouse lots.
 [4] Applicable to residential development and the residential component of mixed-use development.
 [5] Applicable to nonresidential development.
 [6] The area between the minimum and maximum build-to lines that extends the width of the lot constitutes the build-to zone.
 [7] Where existing buildings along street frontages are all located behind the build-to zone, such buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to line standard and the minimum building width in the build-to zone standard.
 [8] The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities that use Environmental Site Design techniques, driveways (subject to Section Sec. 27-6100), or surface parking (subject to Section Sec. 27-6300).

PG County Zoning Ordinances (2020)

Minimum No. of Off-Street Parking					
Principal Use Category	Principal Use Type	Current Requirements	NAC	Inside Capital Beltway	All Other Areas in the County
Residential	Multifamily	From 1.33 to 2 Space/Unit	1.0/Unit (Studio & 1 Bed)	1.5/Unit	2.0/Unit
			1.35/Unit(All Other Types)		
Office	Office Building (General)	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF
	Office Park	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF	1.0 per 300, up to 1,500 SF & 1.0 Per 400, Above 1,500 SF
Retail	Grocery Store & Food Market	Generally part of Shopping Center	1.0 per 300 SF	1.0 Per 300 SF	1.0 per 250 SF

PG County Zoning Ordinances & Subdivision Rewrites (2016)

MERLIN Maryland's Environmental Resources and Land Information Network

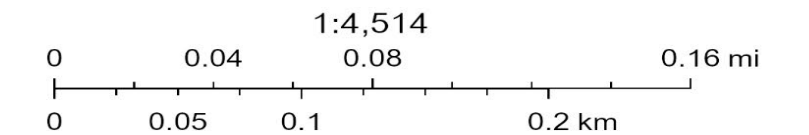


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- Parcel Boundaries
- State Boundary Mask
- Tributary Strategy Basins
- Maryland Coastal Zone
- Chesapeake Bay Watershed
- 12 Digit Watersheds

- 8 Digit Watersheds
- Federal Watersheds - HUC 11
- SAV 2020
- Wetlands - Linear - Special State Concern
- Wetlands - Polygon - Special State Concern

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|--|---|
| Wetlands - Polygon - Department of Natural Resources | Wetlands - Linear - Department of Natural Resources |
| Estuarine | Estuarine |
| Lacustrine | Palustrine |
| Marine | Riverine |
| Palustrine | |
| Riverine | |



MD iMAP, DNR, VIMS, MD iMAP, MDP, SDAT, MD iMAP, DNR, MD iMAP, DNR, USFW, M-NCPPC, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA, MD iMAP, ESRI

M-NCPPC, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | MD iMAP | MD iMAP, DoIT | MD iMAP, USDA | MD iMAP, USGS | MD iMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOT SHA, USDOT, FHWA, DoIT | MD iMAP, MDP, MHT | MD iMAP, MDP, MHT, NPS | MD iMAP, MDP | MD

- **Topography:** Contours (Ctr) of 120, 140, 160, provide possibility of higher building constructions
- **No Wetlands** on the Premises
- **No Watersheds** on the Premises