



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-1901-02 **Councilmanic District:** 6
Meeting Date: 9/9/2024 **Zone(s):** LCD (Prior; L-A-C / R-M)
Case Name: Preserve at Westphalia
Applicant: Stanley Martin Companies, LLC
Location: Located The subject site is located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road (63.66 Acres; LCD Zone (Prior; L-A-C/R-M Zone).
Request: Requesting approval of a Specific Design Plan (SDP) to amend previously approved SDP-1901, for the development of an approximately 5,888-square-foot community building (clubhouse), with an approximately 1,960-square-foot swimming pool, and a parking lot on a portion of Parcel R. This amendment also includes minor adjustments to previously approved landscaping, and revisions to recreational facilities on Parcel A and Parcel H, which is consistent with prior approvals.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with Conditions

Planning Board: Approved with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/22/2024

Review date: 9/23/2024

Action date:

Comments:

Staff: Natalia Gomez-Rojas

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	06/24/2024	approval with conditions
M-NCPPC Planning Board	07/18/2024	approval with conditions
Sitting as the District Council	09/09/2024	

Document(s): SDP-1901-02 Planning Board Resolution, SDP-1901-02 POR List, SDP-1901-02 Technical Staff Report