



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-2205 **Councilmanic District:** 6
Meeting Date: 1/13/2025 **Zone(s):** LCD/MIO (Prior; R-M/L-A-C/M-I-O)
Case Name: Parkland and Rock Creek
Applicant: Stanley Martin Homes, LLC
Location: Located on the north side of Westphalia Road, approximately one-third of a mile west of its intersection with Ritchie Marlboro Road, in Upper Marlboro, Maryland (156.87 Acres; LCD/MIO Zones (Prior; R-M/L-A-C/M-I-O Zones).
Request: Requesting approval of a Specific Design Plan (SDP) for the physical site improvements necessary for development of 514 dwelling units, consisting of 416 single-family attached and 98 single-family detached dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 1/9/2025

Review date: 1/30/2025

Action date:

Comments:

Staff: Joshua Mitchum

HISTORY:

| Acting Body: | Date: | Action: |
|---------------------------------|------------|--------------------------|
| M-NCPPC Technical Staff | 10/25/2024 | approval with conditions |
| M-NCPPC Planning Board | 12/05/2024 | approval with conditions |
| Sitting as the District Council | 01/13/2025 | |

Document(s): SDP-2205-Planning Board Resolution, SDP-2205-PORL, SDP-2205-Technical Staff Report