



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** SDP-1003-17 **Councilmanic District:** 6  
**Meeting Date:** 7/24/2018 **Zone(s):** R-M / M-I-O  
**Case Name:** Parkside (formerly Smith Home Farms)  
**Applicant:** Dan Ryan Builders  
**Location:** Parkside (formerly Smith Home Farm) is located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue), and measuring approximately 757 acres. Specific Design Plan SDP-1003, including Sections 1A, 1B, 2, and 3 and totaling approximately 250.85 acres, is located in the western portion of the development. Section 1A is located in the southern portion of SDP-1003, just south of Central Park Drive. Sections 1B and 2 are located in the northwestern portion of SDP-1003, north of Central Park Drive and west of Rock Spring Drive. Section 3 is located in the northeastern portion of SDP-1003.  
**Request:** This amendment to a specific design plan (SDP) requests approval to add one single-family attached (townhouse) architectural model, specifically the Dan Ryan Builders 'Chandler II' to the approved architecture; to provide a 14-foot-wide driveway on Lots 35–62 and 249–265, Block B, in Section 1 A; and add the 'Davenport II' model to the approved architecture for end units.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval, with Conditions

**Planning Board:** Approval, with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 8/16/2018

**Review date:** 9/17/2018

**Action date:**

*Comments:*

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**Staff:** Ivy R. Thompson

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#### HISTORY:

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Acting Body:	Date:	Action:
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M-NCPPC Technical Staff	06/13/2018	approval with conditions
M-NCPPC Planning Board	07/12/2018	approval with conditions

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**Document(s):**