



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** SDP-1901 **Councilmanic District:** 6  
**Meeting Date:** 11/8/2021 **Zone(s):** R-M / L-A-C  
**Case Name:** Preserve at Westphaila  
**Applicant:** Stanley Martin Companies, LLC  
**Location:** Located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road (63.66 Acres; R-M / L-A-C Zones).  
**Request:** Requests approval of a Specific Design Plan (SDP) for development of a residential community of 189 single-family attached and 103 single-family detached dwelling 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:**

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### LEGAL DEADLINES:

**Appeal date:** 11/29/2021

**Review date:** 11/29/2021

**Action date:**

*Comments:*

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**Staff:** Adam Bossi

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### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	09/16/2021	approval with conditions
M-NCPPC Planning Board	10/21/2021	approval with conditions
Sitting as the District Council	11/08/2021	

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**Document(s):** SDP-1901 Planning Board Resolution No. 2021-118, SDP-1901\_PORL, SDP-1901 Technical Staff Report