



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DET-2022-001 **Councilmanic District:** 6
Meeting Date: 3/27/2023 **Zone(s):** TAC-E/MIO
Case Name: Westphalia Business Center 1 and 2
Applicant: Northpoint Realty Partners, LLC
Location: Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (33.17 Acres; TAC-E / MIO Zones).
Request: Requesting approval of a Detailed Site Plan (DET) for a total of 306,000 square feet of commercial/warehouse uses in two separate buildings on two proposed parcels. A variance to Section 27-4204(d)(3) of the Prince George's County Zoning Ordinance, for the floor area ratio (FAR) requirement for the building on proposed Parcel 32, is also requested.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 4/13/2023

Review date: 4/13/2023

Action date:

Comments:

Staff: Jill Kosack, RLA, ASLA

HISTORY:

| Acting Body: | Date: | Action: |
|-------------------------|------------|--------------------------|
| M-NCPPC Technical Staff | 02/16/2023 | approval with conditions |
| M-NCPPC Planning Board | 03/09/2023 | approval with conditions |

Document(s): DET-2022-001 Planning Board Resolution, DET-2022-001 Technical Staff Report