



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-2301 **Councilmanic District:** 6
Meeting Date: 9/23/2024 **Zone(s):** LCD / MIO (Prior; R-M/M-I-O)
Case Name: Case Yergat
Applicant: Property and Industry Coordinators, LLC
Location: Located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road (104.78 Acres; LCD/MIO Zones (Prior; R-M/M-I-O Zones).
Request: Requesting approval of a Specific Design Plan (SDP) to develop Phase I consisting of 350 dwelling units, of which 233 are single-family detached homes and 117 are single-family attached homes.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with Conditions

Planning Board: Approved with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 10/17/2024

Review date: 10/17/2024

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	08/22/2024	approval with conditions
M-NCPPC Planning Board	09/12/2024	approval with conditions

Document(s): SDP-2301 Planning Board Resolution, SDP-2301 PORL, SDP-2301 Technical Staff Report