



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-1302-03 **Councilmanic District:** 6
Meeting Date: 1/28/2019 **Zone(s):** R-M / M-I-O
Case Name: Parkside (formerly Smith Home Farm) Section 5 and 6
Applicant: SHF Project Owner, LLC
Location: The larger Parkside (formerly known as Smith Home Farm) subdivision is a tract of land consisting of wooded undeveloped land and active farmland, located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue). Sections 5 and 6, totaling approximately 147.79 acres, are located in the far southeastern portion of the larger Parkside development, south of the central park and Blythewood site, on both sides of Woodyard Road (MC-632) (147.79 Acres; R-M / M-I-O).
Request: Requesting approval of a Specific Design Plan for infrastructure for an additional 134 single-family attached units and 86 two-family attached units in Section 5, which has an approved SDP for 159 single-family attached (townhouse) units, and 274 single-family attached units and 32 single-family detached units in Section 6 for a subtotal of 526 dwelling units and 599 lots. The grand total of dwelling units in Sections 5 (including the previously approved 159 units) and Section 6 will be 685.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 2/15/2019

Review date: 2/15/2019

Action date:

Comments:

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/28/2018	approval with conditions
M-NCPPC Planning Board	01/10/2019	approval with conditions
Sitting as the District Council	01/28/2019	

Document(s): SDP-1302-03 Planning Board Resolution 18-130, SDP-1302-03_PORL