



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-19004 **Councilmanic District:** 6
Meeting Date: 7/27/2020 **Zone(s):** M-X-T / M-I-O
Case Name: The Enclave at Westphalia
Applicant: Braveheart, LLC
Location: Located on the eastern side of Melwood Road, approximately 3,900 feet north of its intersection with MD 4 (Pennsylvania Avenue) (68.70 Acres; M-X-T / M-I-O Zones).
Request: Requesting approval of a Conceptual Site Plan (CSP) for the development of 475 one-family attached (townhouse) dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/17/2020

Review date: 9/21/2020

Action date:

Comments:

Staff: Jeremy Hurlbutt

HISTORY:

| Acting Body: | Date: | Action: |
|---------------------------------|--------------|---------------------------|
| M-NCPPC Technical Staff | 03/31/2020 | approval with conditions |
| M-NCPPC Planning Board | 05/07/2020 | approval with conditions |
| Sitting as the District Council | 07/27/2020 | waived election to review |

Notes: Council waived election to review for this item (Vote: 11-0).

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Clerk of the Council 08/24/2020 mailed

Notes: Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review Division, and mailed to Persons of Record that the Planning Board's decision is final.

Document(s): CSP-19004_Memo_Planning Board Decision is Final, CSP-19004 Zoning Agenda Item Summary, CSP-19004 Planning Board Resolution No. 2020-62, CSP-19004_POR List, CSP-19004 Technical Staff Report