



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-1011 **Councilmanic District:** 6
Meeting Date: 5/16/2016 **Zone(s):** R-M
Case Name: Westphalia Central Park - Phase I, Parkside
Applicant: SHF Project Owner, LLC
Location: The subject SDP includes the entire Westphalia Central Park that is located in the eastern quadrant of the intersection of Central Park Drive (MC-631) and P-615, in an irregular shape of a goldfish with a long tail. The two roadways intersect in the front and to the west of the Central Park, in the middle of the larger Parkside project site. Another master plan roadway, MC-632, divides the entire park in the north/south direction from the middle into distinct eastern and western parts. The proposed Phase I is located in the western part (131 Acres; R-M Zone).
Request: Requesting approval of a Specific Design Plan for the Westphalia Central Park, as required by Condition 23 attached to the previously approved Comprehensive Design Plan, CDP-0501.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 4/21/2016

Review date: 4/21/2016

Action date: 5/27/2016

Comments:

Staff: Henry Zhang, AICP, LEED AP BD+C

HISTORY:

Acting Body:

Date:

Action:

M-NCPPC Technical Staff 02/09/2016 approval with conditions

M-NCPPC Planning Board 03/17/2016 approval with conditions

Sitting as the District Council 03/28/2016 elected to review

Notes: Council elected to review this item (Vote: 9-0).

Aye: 9 Davis, Glaros, Harrison, Taveras, Toles, Lehman, Franklin, Patterson and Turner

Person of Record 04/20/2016 appealed

Notes: *Ms. Shee' Newman filed an appeal to the proposal and requested Oral Argument.*

Sitting as the District Council 05/02/2016 referred for document

Notes: *Henry Zhang, M-NCPPC, provided an overview of the Specific Design Plan application, assisted by Darrin Conforti, Deputy Director of Parks and Recreation and Helen Asson. Ms. Shee' Newman spoke in opposition. Robert Antonetti, Esq., spoke in support on behalf of the applicant, assisted by Denis Carmichael, Landscape Architect. Stan Brown, People's Zoning Counsel, provided an overview of the case and spoke to the legalities of the argument presented.*

Council referred item to staff for preparation of an approving document, with conditions (Vote: 6-1; Opposed: Council Member Lehman; Absent: Council Members Glaros and Toles).

Aye: 6 Davis, Harrison, Taveras, Franklin, Patterson and Turner

Nay: 1 Lehman

Absent: 2 Glaros and Toles

Sitting as the District Council 05/16/2016

Document(s): SDP-1101_Appeal, SDP-1101 Planning Board Resolution 16-32, SDP-1101_PORL, SDP-1101 Technical Staff Report