



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CDP-1701 **Councilmanic District:** 6
Meeting Date: 9/17/2018 **Zone(s):** R-M / L-A-C
Case Name: The Preserve at Westphalia
Applicant: Green Revolution Realty, LLC
Location: Located in the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road in Upper Marlboro, Maryland (63.66 Acres; R-M / L-A-C Zones).
Request: Requesting approval of a Comprehensive Design Plan (CDP) to develop a 63.66-acre site with a range of 235–330 residential dwelling units and 12,500 square feet of commercial development. Specifically, the CDP illustrates 101 single-family detached (SFD) dwellings in the Residential Medium Development (R-M) Zone, and 147 single-family attached (SFA) dwellings and 22 SFD dwellings in the Local Activity Center (L-A-C) Zone. In addition, the CDP also includes a 1.93-acre area for the proposed 12,500 square feet of commercial development.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval, with Conditions

Planning Board: Approval, with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 9/4/2018

Review date: 10/1/2018

Action date:

Comments:

Staff: Henry Zhang, AICP LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	07/18/2018	approval with conditions
M-NCPPC Planning Board	07/26/2018	approval with conditions

Document(s): CDP-1701 Planning Board Resolution 18-71, CDP-1701_PORL, CDP-1701 Technical Staff Report_Supplemental