



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

**Case No.:** DSP-08039-08                      **Councilmanic District:** 6  
**Meeting Date:** 6/13/2016                      **Zone(s):** M-X-T  
**Case Name:** Westphalia Row, Phase III  
**Applicant:** Westphalia Row Partners, LLC.  
**Location:** Located in the southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road. This intersection is designated by the February 2007 Approved Westphalia Sector Plan and Sectional Map Amendment (Westphalia Sector Plan SMA) as one of nine gateways into Westphalia area (20.67 Acres; M-X-T Zone).  
**Request:** Requesting approval of a Detailed Site Plan for 67 fee-simple, rear-loaded townhouses and 10,000 square feet of commercial uses. This DSP is a revision to the previously approved DSP for Phase III of the Westphalia Row project that included 250 multifamily units and 57,600 square feet of commercial uses.

#### Companion

**Case(s):**

#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval, with Conditions

**Planning Board:** Approval, with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

#### LEGAL DEADLINES:

**Appeal date:** 7/7/2016

**Review date:** 7/7/2016

**Action date:**

*Comments:*

**Staff:** Jill Kosack, RLA, ASLA

#### HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	04/27/2016	approval with conditions
M-NCPPC Planning Board	06/02/2016	approval with conditions

#### Document(s):