



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CDP-0501-03 **Councilmanic District:** 6
Meeting Date: 3/28/2022 **Zone(s):** L-A-C / R-M / M-I-O
Case Name: Parkside
Applicant: Dan Ryan Builders, Mid-Atlantic LLC
Location: Located predominantly north of Central Park Drive, east of the existing Sections 3 and 4, in the north easternmost corner of the larger Parkside (previously known as Smith Home Farm) development (760.93 Acres; L-A-C / R-M / M-I-O Zones).
Request: Requesting approval of an Comprehensive Design Plan (CDP) to amend Comprehensive Design Plan CDP-0501 consists of multiple requests, as follows: To increase the density/number of units of the market-rate single-family dwellings in the Residential Medium Development (R-M) Zone from previously approved 2,124 units to 2,273 units (a 149-unit increase). To reduce the acreage of the Local Activity Center (L-A-C) Zone designated for the commercial component to 3.1 acres and the gross floor area of the commercial/retail development to 32,000 square feet. To replace the previously approved 300 multifamily dwelling units in the L-A-C Zone with 194 townhouses. To reduce the density/number of dwelling units of the mixed-retirement development (MRD) in the Residential Medium Development (R-M) Zone to 284 units and completely remove MRD units from Section 7. To delete Condition 25, which states as follows: Prior to issuance of the 2,113th building permit in the R-M or L-A-C zoned land, a minimum 70,000 square feet of the proposed commercial gross floor area in the L-A-C Zone shall be constructed.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 4/14/2022

Review date: 4/14/2022

Action date:

Comments:

Staff: Henry Zhang, AICP LEED AP

HISTORY:

Acting Body:

Date:

Action:

CDP-0501-03

M-NCPPC Technical Staff	02/22/2022	approval with conditions
M-NCPPC Planning Board	03/10/2022	approval with conditions
Sitting as the District Council	03/28/2022	

Document(s): CDP-0501-03 Planning Board Resolution 2022-13 - Signed, CDP-0501-03_PORL,
CDP-0501-03 Technical Staff Report