



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

May 9, 2025

RE: A-9973-C-03 (Woodside Village)
Woodside Land Investments, LLC, Applicant

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 1 - 2025 setting forth the action taken by the District Council in this case on April 14, 2025.

CERTIFICATE OF SERVICE

This is to certify that on May 9, 2025 this notice and attached Council order were mailed, postage prepaid, to all persons of record.

A handwritten signature in cursive script that reads "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: A-9973-C-03
Amendment of Basic Plan and
Conditions
Woodside Village

Applicant: Woodside Land Investments, LLC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate Applicant's acceptance of conditions of the original rezoning to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in order to separate Applicant's approximately 100.84-acre property (consisting of a portion of the former Suit Property and all of the former Wholey Farm) to create a separate Basic Plan,

WHEREAS, the District Council in enacting Zoning Ordinance 1-2025, approved the Applicant's request to amend the Woodside Village Basic Plan to create a separate Basic Plan subject to conditions; and

WHEREAS, the District Council, pursuant to its decision in Zoning Ordinance 1-2025, deems it appropriate to accept Applicant's consent to the conditions, in Zoning Ordinance 1-2025, to approve its request to amend the Woodside Village Basic Plan to create a separate Basic Plan.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional approval to amend the Woodside Village Basic Plan to create a separate Basic Plan in Zoning Ordinance 1-2025, is hereby granted. Applicant's written acceptance of the conditions of approval in Zoning Ordinance 1-2025, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince


George's County, Maryland.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions in Zoning Ordinance 1-2025. Failure to comply with conditions of approval in Zoning Ordinance 1-2025, shall constitute a zoning violation, and shall constitute sufficient grounds for the District Council to revoke the amendment to the original Basic Plan to create a separate Basic Plan; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance is effective May 6, 2025, the date of receipt of the Applicant's acceptance of the conditions of approval in Zoning Ordinance 1-2025.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 
Edward P. Burroughs, III, Chair

ATTEST:

Donna J. Brown
Clerk of the Council



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
301-952-3600

April 18, 2025

DISTRICT COUNCIL PRELIMINARY NOTICE OF CONDITIONAL ZONING APPROVAL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland, requiring notice of decision of the District Council, a copy of Zoning Ordinance No. 1 - 2025 granting preliminary conditional zoning approval of A-9973-C-03 (Amendment of Basic Plans and Conditions) Woodside Village, is attached.

In compliance with the provisions of Section 27-157(b) of the Zoning Ordinance, the applicant must file a written acceptance or rejection of the land use classification as conditionally approved within ninety (90) days from the date of approval by the District Council. Upon receipt by the Clerk's Office of a written acceptance by the applicant, a final Order will be issued with an effective date for conditional approval shown as the date written acceptance was received by the Clerk's Office.

The failure to accept the conditions in writing within ninety (90) days from the date of approval shall be deemed a rejection. Rejection shall void the Map Amendment and revert the property to its prior zoning classification.

Written approval or rejection of conditions must be received by the Clerk's Office no later than the close of business (5:00 p.m.) on July 14, 2025.

CERTIFICATE OF SERVICE

This is to certify that on April 18, 2025, this notice and attached Order were mailed, postage prepaid, to the attorney/correspondent and applicant(s). Notice of final approval will be sent to all persons of record.

A handwritten signature in cursive script, reading "Donna J. Brown".

Donna J. Brown
Clerk of the Council

Case No.: A-9973-C-03
Amendment of Basic Plan and
Conditions
Woodside Village

Applicant: Woodside Land Investments, LLC

ZONING ORDINANCE NO. 1-2025

AN ORDINANCE to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in order to separate Applicant's approximately 100.84 acre property (consisting of a portion of the former Suit Property and all of the former Wholey Farm) to create a separate Basic Plan, pursuant to Section 27-197(c) of the prior Edition of the Zoning Ordinance, as allowed by Section 27-1704 of the current Edition of the Zoning Ordinance.

WHEREAS, the property was formerly in the R-M (Residential Medium Development)/M-I-O (Military Installation Overlay) Zones and was rezoned to the LCD (Legacy Comprehensive Design)/MIO Zones upon the adoption of the Countywide Map Amendment; and

WHEREAS, while Applicant elects to have the request reviewed pursuant to the procedures of the prior Edition of the Zoning Ordinance, the LCD Zone language in the current Edition of the Zoning Ordinance refers back to the rules of the R-M Zone in the prior Edition of the Zoning Ordinance; and

WHEREAS, the property is located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road in Upper Marlboro, Maryland, consists of Parcel 13 (11.68 acres), Parcel 42 (36.79 acres), and Part of Parcel 48 (59.55 acres); and

WHEREAS, Technical Staff of the Planning Department recommended approval of the request subject to conditions; and

WHEREAS, Planning Board adopted, as its own, Technical Staff's recommendation to approve the request subject to conditions; and

WHEREAS, on February 12, 2025, and February 19, 2025, the Zoning Hearing Examiner (ZHE) held unopposed evidentiary hearings on the request; and

WHEREAS, on March 21, 2025, the ZHE issued a written decision wherein it found that Applicant carried its burden of proof and demonstrated the requisite practical difficulty to develop its land under the original Basic Plan; and

WHEREAS, the ZHE's written decision recommended that the District Council approve the request subject to conditions; and

WHEREAS, as a basis for this final decision, the District Council adopts the findings, conclusions, and recommendation to approve the request as contained in the ZHE's written decision; and

WHEREAS, Applicant's request is approved subject to the following conditions:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved basic plan:

Total Area

	100.84 acres
Land in the 100-year floodplain*	1.73 acres
Adjusted gross area: (100.84 acres less half the floodplain)	99.98 acres
Density permitted under the Residential Medium Zone	3.6–5.7 dwelling units/acre
Base residential density (3.6 du/ac)	359 dwelling units
Maximum residential density (5.7 du/ac)	569 dwelling units
Proposed Land Use Types and Quantities	
Residential Use (Single-Family Detached)	359–369 dwelling units
Number of the units above the base density	0–9 dwelling units
Density proposed in the Residential Medium Zone	3.6-3.68 dwelling units/acre

Permanent open space outside of proposed lots or rights-of way (Includes environmental, recreational, and homeowner association areas)	28.14 acres
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2. Prior to certification of the basic plan, the plan shall be modified as follows:
 - a. Add bearings and distances for the boundaries of the subject property and for the A-9973 basic plan area (on Sheet 2).
 - b. In the Subject Property Table, show the Book/Page of each property's current deed reference.
 - c. Revise the Site Information Table on Sheet 2 to list the proposed dwelling units as single-family detached dwellings.
3. The following shall be required as part of the comprehensive design plan submittal package:
 - a. The Transportation Planning staff shall review the list of significant internal access points as proposed by the applicant, along master plan roadways, including intersections of those roadways within the site. This list of intersections shall receive a detailed adequacy study at the time of preliminary plan of subdivision. The adequacy study shall consider appropriate traffic control, as well as the need for exclusive turn lanes at each location.
 - b. Provide a description of the general type, amount, and location of any recreational facilities on the site, including provision of private open space and recreational facilities to serve development on all portions of the subject property.
 - c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the comprehensive design plan shall conform to all other adjacent approved subdivisions.
 - d. The comprehensive design plan shall specify which lots located along Westphalia Road are single-family detached lots, in order to be compatible with the surrounding land use pattern, and to preserve a rural character as recommended in the Westphalia Comprehensive Concept Plan Study.
 - e. Submit a design package that includes an illustrations and general design guidelines that establish review parameters, including design, material, and color for architecture, signage, entrance features, and landscaping for the entire site.

- f. The applicant and the applicant's heirs, successors, and/or assigns shall agree to make a monetary contribution to the central park. The total value of the monetary contribution for development, operation, and maintenance of the central park shall be \$3,500 per dwelling unit in 2006 dollars. Monetary contributions may be used for the design, construction, operation, and maintenance of the recreational facilities in the central park.
- g. Submit a signed natural resources inventory (NRI) with the comprehensive design plan. All subsequent plan submittals shall clearly show the Patuxent River primary management area as defined in Section 24-101(b)(10) of the prior Prince George's County Subdivision Regulations, and as shown on the signed NRI.
- h. Demonstrate that the primary management area (PMA) has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams, and by using existing road crossings to the extent possible.
- i. Submit a required Type 1 tree conservation plan (TCP1). The TCP1 shall:
 - (1) Focus on the creation and/or conservation/preservation of contiguous woodland.
 - (2) Concentrate priority area for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent woodland conservation threshold (WCT) and meet the WCT requirements on-site.
 - (3) Mitigate woodland cleared within the primary management area's preservation area on-site at a ratio of 1:1, with the exception of impacts caused by master plan roads which shall be mitigated 1:25. This note shall also be placed on all tree conservation plans.
 - (4) Focus afforestation in currently open areas within the primary management area and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.
 - (5) Prohibit woodland conservation on all residential lots.
- j. Submit an exhibit showing areas where Marlboro Clay occurs on-site.
- k. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 of the prior Prince George's County Zoning Ordinance and the master plan recommendations for the planned community.

1. Present all roadway improvement plans for Westphalia Road to Historic Preservation and Transportation Planning staff for review and comment, to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved, as necessary.
4. At the time of preliminary plan of subdivision (PPS) and/or prior to the first plat of subdivision, the applicant shall:
 - a. Show a proposed sewer layout and connection as required by the Washington Suburban Sanitary Commission.
 - b. Submit a Hydraulic Planning Analysis to the Washington Suburban Sanitary Commission (WSSC) to address access to adequate water storage facilities and water service to be approved by WSSC, to support the fire flow demands required to serve all site development.
 - c. Submit a letter of justification for all proposed primary management area impacts in the event disturbances are unavoidable.
 - d. Submit a plan, prior to Planning Board approval of a PPS, that shall provide for:
 - (1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or
 - (2) Avoiding and preserving the resources in place.
 - e. Enter into an agreement with the Prince George's County Department of Parks and Recreation, prior to the first final plat of subdivision, that shall establish a mechanism for payment of fees into an account administered by the Maryland-National Capital Park and Planning Commission.
 - f. Submit three original executed agreements for participation in the park club to the Prince George's County Department of Parks and Recreation (DPR), for their review and approval, eight weeks prior to submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.
5. Provide the below master plan facilities, designed to be consistent with the 2012 *AASHTO Guide for the Development of Bicycle Facilities*, and to be reviewed as part of subsequent applications and shown prior to their acceptances, including the comprehensive design plan, unless modified by the permitting agency with written correspondence:
 - a. A minimum 10-foot-wide path along Westphalia Road (C-626).
 - b. Shared roadway pavement markings and signage along P-617.

- c. A minimum 10-foot-wide path along P-619.
 - d. A minimum 10-foot-wide path along MC-631.
6. Internal streets and shared-use paths are to follow the Complete Streets policies and principles of the 2009 *Approved Countywide Master Plan of Transportation* and include traffic calming measures. These will be reviewed as part of subsequent applications and shown prior to their acceptance.
 7. All sidewalks within the subject site shall be continuous within a connected pedestrian circulation network, at a minimum of 6 feet in width, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement, or the Prince George's County Department of Public Works and Transportation with written correspondence.
 8. Prior to approval of the final plat of subdivision, the applicant and the applicant's heirs, successors, and/or assigns shall provide a plan for any interpretive signage to be erected and public outreach measures (based on the findings of the archeological investigations). The location and wording of the signage and public outreach measures shall be subject to approval by the Historic Preservation Commission and the Maryland- National Capital Park and Planning Commission staff archeologist. The plan shall include the timing for the installation of the signage and the implementation of public outreach measures.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Woodside Village Basic Plan that includes approximately 381.95 acres of land (with multiple owners) shall be amended in order to separate Applicant's approximately 100.84-acre property (consisting of a portion of the former Suit Property and all of the former Wholey Farm) to create a separate Basic Plan.

SECTION 2. Use of the subject property shall be subject to all requirements in the applicable zones and conditions referenced above. Failure to comply with any stated condition herein shall constitute a zoning violation and shall constitute sufficient grounds for the District Council to revoke the approval of the request herein; to revoke use and occupancy permits; to institute appropriate civil and/or criminal proceedings; and/or to take any other action deemed necessary to obtain compliance.

SECTION 3. This Ordinance shall become effective on the date of its enactment.

ENACTED on April 14, 2025, by the following vote:

In Favor: Council Members Blegay, Burroughs, Dernoga, Harrison, Hawkins, Ivey, Olson,
Oriadha and Watson.


Opposed:

Abstained:

Absent: Council Member Fisher.

Vote: 9-0.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF THE
MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 
Edward P. Burroughs, III, Chair

ATTEST:



Donna J. Brown
Clerk of the Council