



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** DSP-19008 **Councilmanic District:** 6  
**Meeting Date:** 10/28/2019 **Zone(s):** M-X-T / M-I-O  
**Case Name:** Westphalia Center (Snapper)  
**Applicant:** Duke Construction Limited Partnership  
**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road. (78.39 Acres; M-X-T / M-I-O).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for an 85-foot-high, five-story, four-million-square-foot merchandise logistics center.  
**Companion Case(s):** DDS-657

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### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

### LEGAL DEADLINES:

**Appeal date:** 8/29/2019

**Review date:** 9/30/2019

**Action date:**

*Comments:*

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**Staff:** Jeremy Hurlbutt

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### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	07/03/2019	approval with conditions
M-NCPPC Planning Board	07/25/2019	approval with conditions
Person of Record	08/20/2019	appealed
<b>Notes:</b> <i>G. Macey Nelson, Esq., attorney for appellents, filed an appeal in opposition to the proposal and requested Oral Argument.</i>		
Applicant	09/25/2019	withdrawn
<b>Notes:</b> <i>William Shipp, Esq., attorney for Walton Development and Management, Inc., the owner and applicant along with Thomas Haller, Esq., attorney for Duke Construction Limited Partnership, applicant, filed a written Notice of Withdrawal of DSP-19008 to the District Council.</i>		

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**Document(s):** DSP-19008\_Notice of Withdrawal, DSP-19008 Planning Board Resolution 19-87,  
DSP-19008 & DDS-657\_PORL, DSP-19008 & DDS-657 Technical Staff Report