



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-07004-01 Amended **Councilmanic District:** 6
Meeting Date: 4/12/2021 **Zone(s):** M-X-T / M-I-O
Case Name: Westphalia Center (Amended)
Applicant: Evangel Cathedral
Location: Located on the north side of Pennsylvania Avenue (MD 4), west of Melwood Road, and east of the interchange of Suitland Parkway and Pennsylvania Avenue (530 Acres; M-X-T Zone).
Request: Requesting approval of a Conceptual Site Plan (CSP) revises Conditions 15, 16, 24, and 25 regarding the special-purpose detailed site plan, and Conditions 30 and 31 regarding phasing and the restriction on development of attached dwelling units. These changes will allow the development of the Moore Property to proceed prior to other portions of Westphalia. Development on the Moore Property would be a maximum of 505 attached dwelling units, 135 multifamily units, and 3,000 square feet of community/retail land use.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 3/4/2021

Review date: 3/4/2021

Action date: 4/23/2021

Comments:

Staff: Jeremy Hurlbutt

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	01/07/2021	approval with conditions
M-NCPPC Planning Board	01/28/2021	approval with conditions
Sitting as the District Council	02/09/2021	deferred
Notes: Council deferred this item to February 22, 2021.		
Sitting as the District Council	02/22/2021	elected to review

Notes: *Council elected to review this item (Vote: 10-0: Absent: Council Member Franklin).*

Aye: 10 Hawkins, Anderson-Walker, Davis, Dernoga, Glaros, Harrison, Ivey, Streeter, Taveras and Turner

Absent: 1 Franklin

Sitting as the District Council 03/22/2021 announced hearing date

Sitting as the District Council 03/29/2021 hearing held; case taken under advisement

Notes: *Stan Brown, People's Zoning Counsel, provided a brief summation of the current posture of DSP-19062 and its relation to CSP-07004-01 (Amended). Jeremy Hurlbutt, M-NCPPC planning staff, provided an overview of the Detailed Site Plan application. Matthew Tedesco, Esq., Attorney for the applicant, spoke in support. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Council took this case under advisement.*

Sitting as the District Council 04/12/2021

Document(s): CSP-07004-01 Amended Presentation Slides, CSP-07004-01 Planning Board Resolution, CSP-07004-01_PORL, CSP-07004-01 Technical Staff Report, DSP-19062 (CSP-07004-01 AMENDED) Transcripts 01-21-21, DSP-19062 (CSP-07004-01 AMENDED) Planning Board Record