



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-2402 **Councilmanic District:** 6
Meeting Date: 11/24/2025 **Zone(s):** LCD / MIO (Prior R-M / M-I-O)
Case Name: Woodside Reserve - East
Applicant: Richmond American Homes of Maryland, Inc.
Location: Located on the south side of Westphalia Road, approximately 3,750 feet west of its intersection with Ritchie Marlboro Road (53.36 Acres; LCD / MIO (Prior R-M / M-I-O Zone)).
Request: Requesting approval of a Specific Design Plan (SDP) for the physical improvements necessary for development of 260 single-family detached homes and associated infrastructure. This SDP is considered Phase II of the Woodside Reserve development. The Prince George's County Planning Board approved SDP-2301 in 2024, for the Phase I development, which consists of 233 single-family detached homes and 117 single-family attached homes.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 12/22/2025

Review date: 1/20/2026

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/08/2025	approval with conditions
M-NCPPC Planning Board	11/20/2025	approval with conditions
Sitting as the District Council	11/24/2025	

Document(s): SDP-2402 Planning Board Resolution, SDP-2402_PORL, SDP-2402 Technical Staff Report