



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-24004 **Councilmanic District:** 6  
**Meeting Date:** 1/13/2025 **Zone(s):** RMF-20/MIO (Prior;M-X-T/M-I-O)  
**Case Name:** Enclave at Westphalia  
**Applicant:** Stanley Martin Homes, LLC  
**Location:** Located approximately 3,900 feet north of the intersection of MD 4 (Pennsylvania Avenue) and Woodyard Road (68.79 Acres; RMF-20/MIO Zones (Prior;M-X-T/M-I-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for a residential development consisting of 356 single-family attached (townhouse) dwelling units in the Mixed Use-Transportation Oriented (M-X-T) Zone.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 1/16/2025

**Review date:** 1/30/2025

**Action date:**

*Comments:*

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**Staff:** David E. Myerholtz

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#### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/07/2024	approval with conditions
M-NCPPC Planning Board	12/12/2024	approval with conditions
Sitting as the District Council	01/13/2025	

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**Document(s):** DSP-24004-Planning Board Resolution, DSP-24004-PORL, DSP-24004-Technical Staff Report