



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** SDP-2204 **Councilmanic District:** 6  
**Meeting Date:** 3/27/2023 **Zone(s):** LCD  
**Case Name:** Parkside Section 7  
**Applicant:** Dan Ryan Builders  
**Location:** Located approximately 3,000 feet east of the intersection of Westphalia Road and MD 4 (Pennsylvania Avenue) in the northwest corner of Parkside, north of the Westphalia Central Park (113.51 Acres; LCD Zone).  
**Request:** Request approval of a Specific Design Plan (SDP) to develop this site with 617 single-family attached dwelling units and associated infrastructure.

### 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:** 4/20/2023

**Review date:** 4/20/2023

**Action date:**

*Comments:*

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**Staff:** Thomas Burke

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### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
M-NCPPC Technical Staff	02/08/2023	approval with conditions
M-NCPPC Planning Board	03/16/2023	approval with conditions
Sitting as the District Council	03/27/2023	

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**Document(s):** SDP-2204 Planning Board Resolution, SDP-2204 PORL, SDP-2204 Technical Staff Report