



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-19062 **Councilmanic District:** 6  
**Meeting Date:** 4/12/2021 **Zone(s):** M-X-T / M-I-O  
**Case Name:** Westphalia Town Center North  
**Applicant:** D.R. Horton  
**Location:** Located at the intersection of MD 4 (Pennsylvania Avenue) and Melwood Road, approximately 800 feet north of Woodyard Road (88.06 Acres; Zones M-X-T / M-I-O).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for construction of 34 single-family detached dwelling units and 605 single-family attached (townhouse) dwelling units, including 133 on condominium parcels and 472 on fee-simple lots.

#### 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:** 3/4/2021

**Review date:** 3/4/2021

**Action date:** 4/23/2021

*Comments:*

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**Staff:** Jeremy Hurlbutt

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#### HISTORY:

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<b>Acting Body:</b>	<b>Date:</b>	<b>Action:</b>
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 summary 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

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