



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CDP-2101 **Councilmanic District:** 6
Meeting Date: 4/11/2022 **Zone(s):** R-M / L-A-C / M-I-O
Case Name: Parkland and Rock Creek
Applicant: Stanley Martin Companies, LLC
Location: Located north of Westphalia Road, south of Ritchie Marlboro Road, approximately 1,790 feet west of their intersection, west of the Preserve at Westphalia, in Upper Marlboro, Maryland (R-M / L-A-C / M-I-O).
Request: Requesting approval of a Comprehensive Design Plan (CDP) to develop a 156.87-acre site with up to 770 residential dwelling units, including 350–440 single-family attached dwellings (townhouses), 130–170 single-family detached dwellings, and 110–160 age-restricted multifamily dwelling units, as well as approximately 6,000 square feet of commercial/retail space.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 5/5/2022

Review date: 5/5/2022

Action date:

Comments:

Staff: Henry Zhang, AICP, LEED AP

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	02/17/2022	approval with conditions
M-NCPPC Planning Board	03/31/2022	approval with conditions

Document(s): CDP-2101 Planning Board Resolution 2022-29 - Signed, CDP-2101_PORL, CDP-2101 Technical Staff Report