



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

---

**Case No.:** A-9973-03 **Councilmanic District:** 6  
**Meeting Date:** 4/14/2025 **Zone(s):** LDC / MIO  
**Case Name:** Woodside Village  
**Applicant:** Woodside Land Investments, LLC  
**Location:** Located on the southern side of Westphalia Road, approximately 2,000 feet west of its intersection with Ritchie-Marlboro Road. (100.84 acres; LDC / MIO Zones (Prior R-M / M-I-O Zones).  
**Request:** Requesting approval to amend the Woodside Village Basic Plan that currently includes approximately 381.95 acres of land (with multiple owners) in order to separate out Applicant's approximately 100.84 acre property (consisting of a portion of the former Suit Property and all of the former Wholey farm) and create a separate Basic Plan, pursuant to Section 27-197(c) of the prior Edition of the Zoning Ordinance, as allowed by Section 27-1704 of the current Edition of the Zoning Ordinance. If approved, Applicant will develop the property with 359-369 single-family detached dwelling units.

**Companion Case(s):**

---

### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:**

**Zoning Hearing Examiner:** Approval with Conditions

**Municipality:**

**Opposition:**

### LEGAL DEADLINES:

**Appeal date:** 4/7/2025

**Review date:**

**Action date:** 5/9/2025

*Comments:*

---

**Staff:** Todd Price

---

### HISTORY:

---

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	12/31/2024	approval with conditions
Zoning Hearing Examiner	03/21/2025	approval with conditions
Sitting as the District Council	04/01/2025	referred for document

**Notes:** Council referred item to staff for preparation of an approving document in

*accordance with the Zoning Hearing Examiner's decision (Vote: 7-0; Absent: Council Members Fisher, Hawkins and Watson).*

Aye: 7 Harrison, Blegay, Dernoga, Olson, Burroughs, Oriadha and Ivey

Absent: 3 Fisher, Hawkins and Watson

Sitting as the District Council

04/14/2025

---

**Document(s):** A-9973-03- Notice of Decision with Errata, A-9973-03 POR List, A-9973-03-ZHE Exhibit List, A-9973-03- Exhibits #1-81, A-9973-03 Transcripts, A-9973-03 Technical Staff Report