

WESTPHALIA CENTER

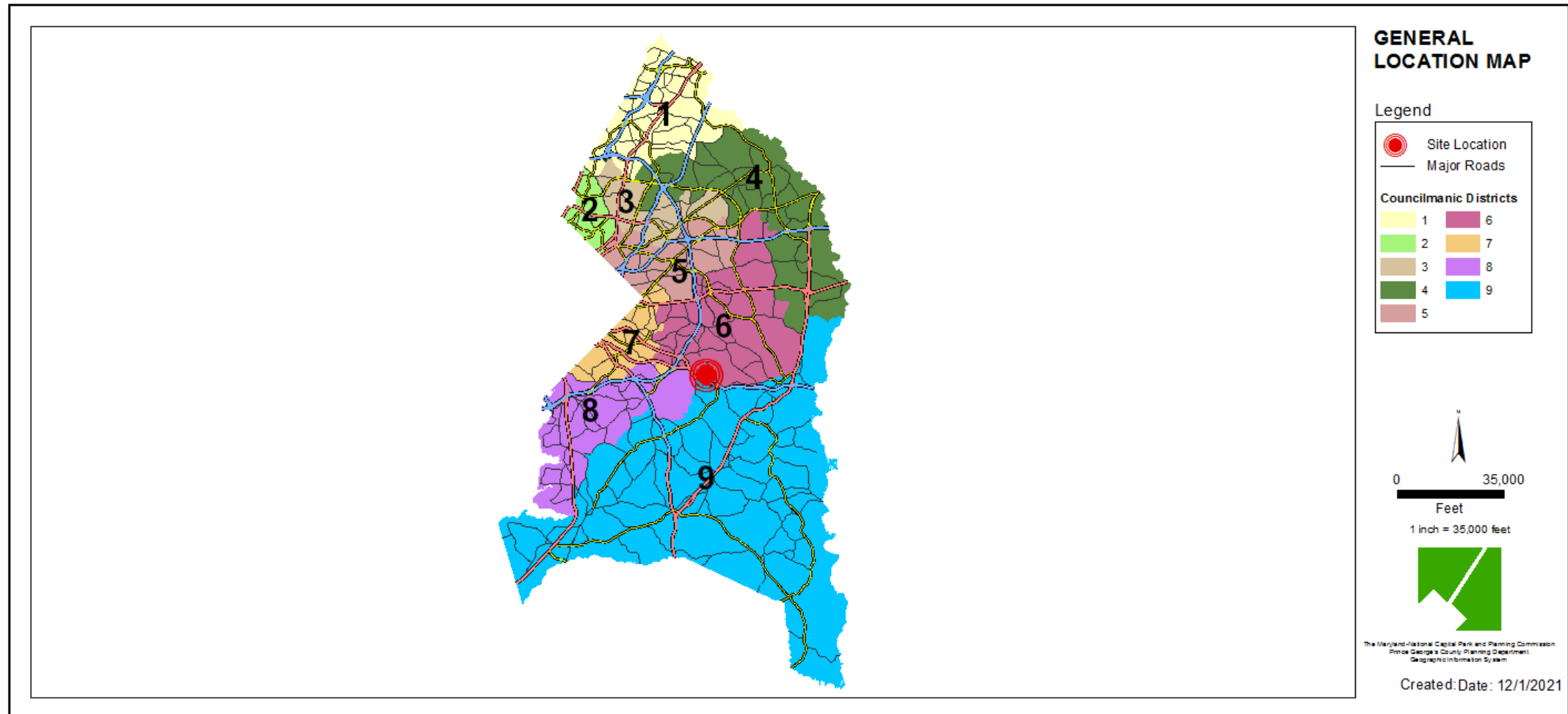
Reconsideration Request- Merits Hearing
Staff Recommendation: APPROVAL with conditions



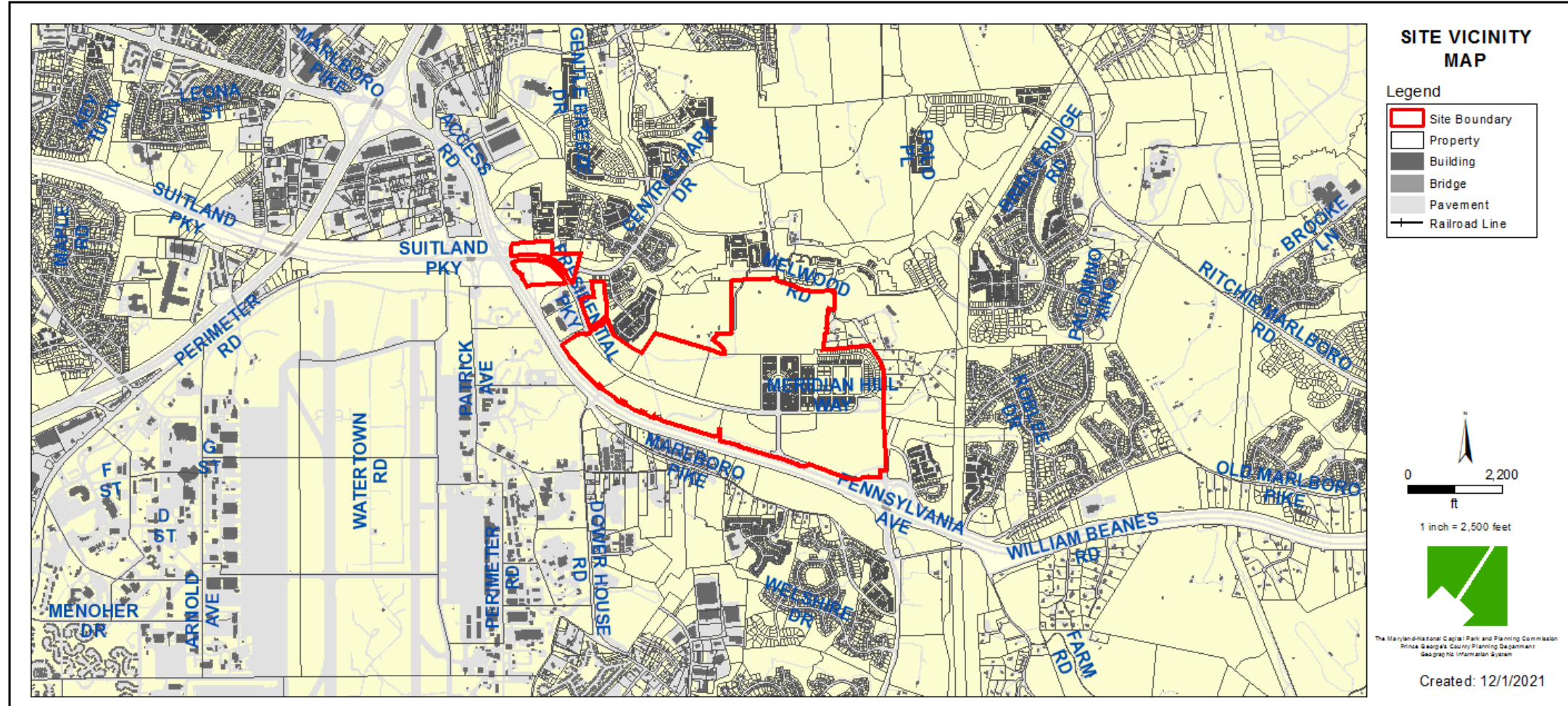
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78

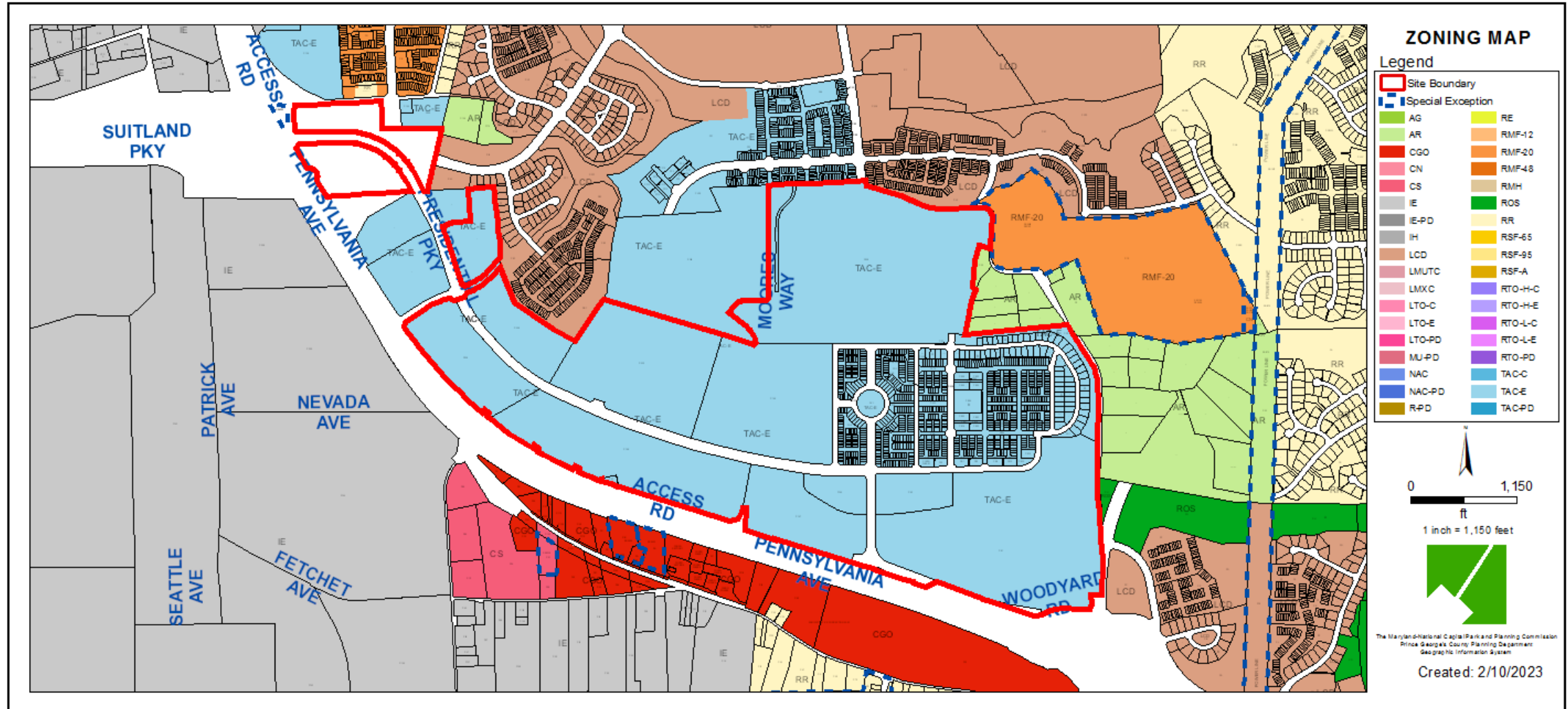


SITE VICINITY MAP



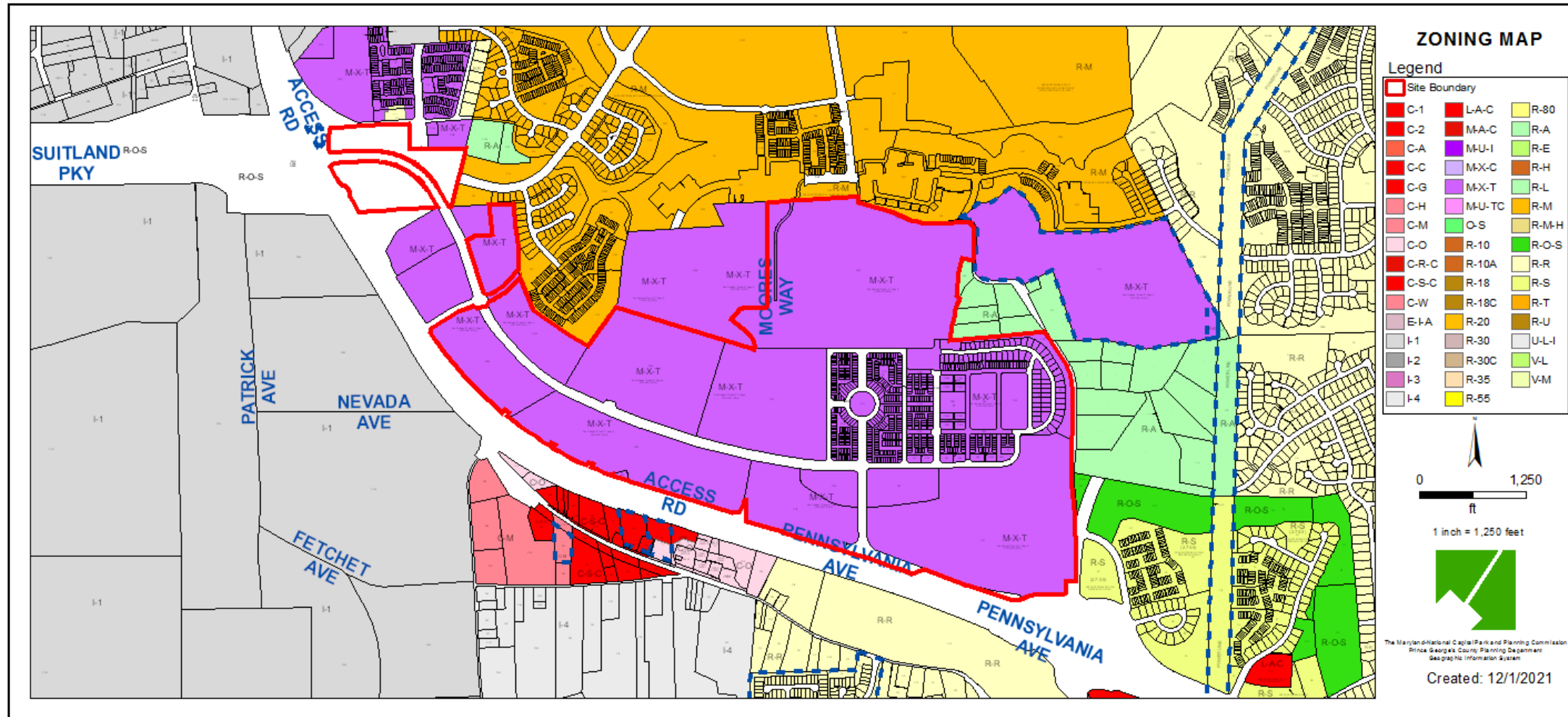
ZONING MAP (CURRENT)

Property Zone: TAC-E

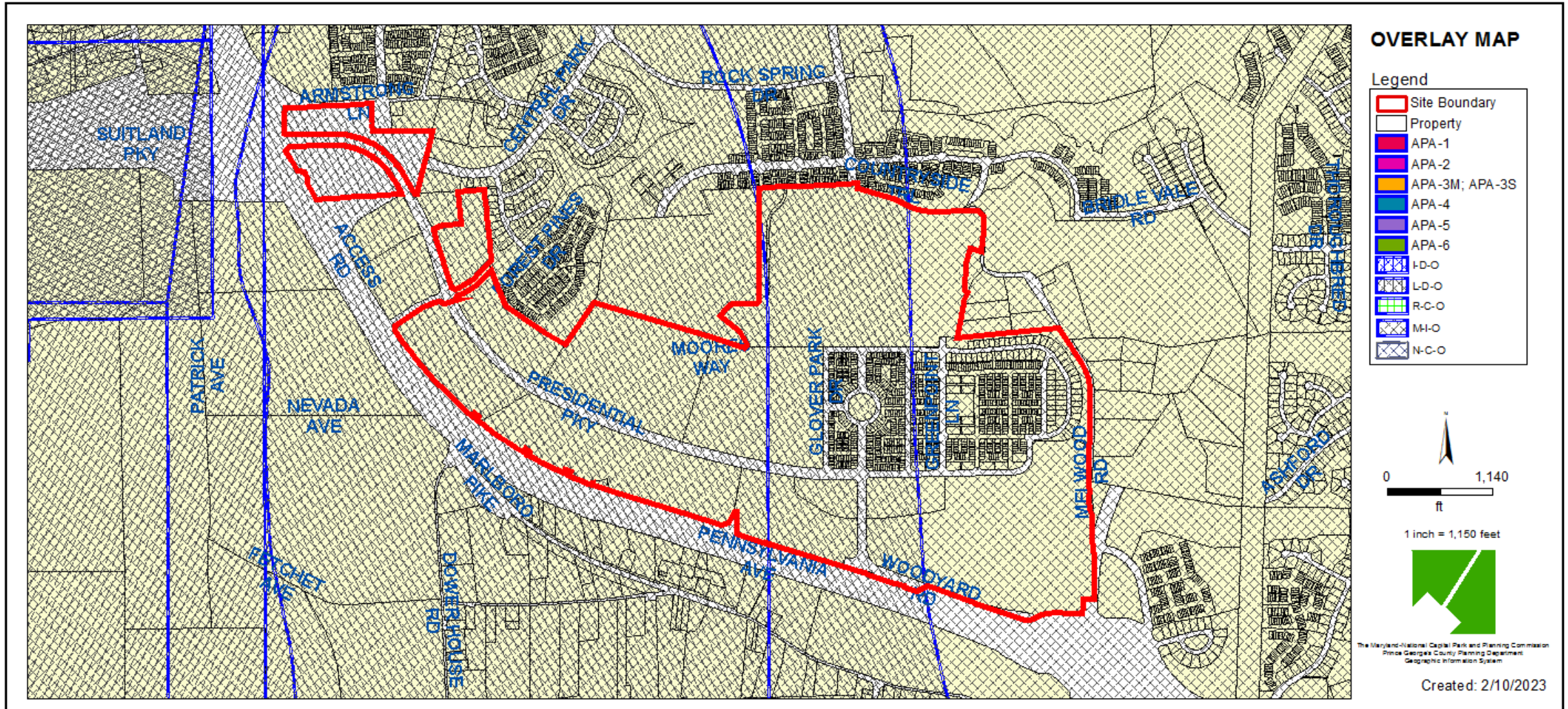


PRIOR ZONING MAP

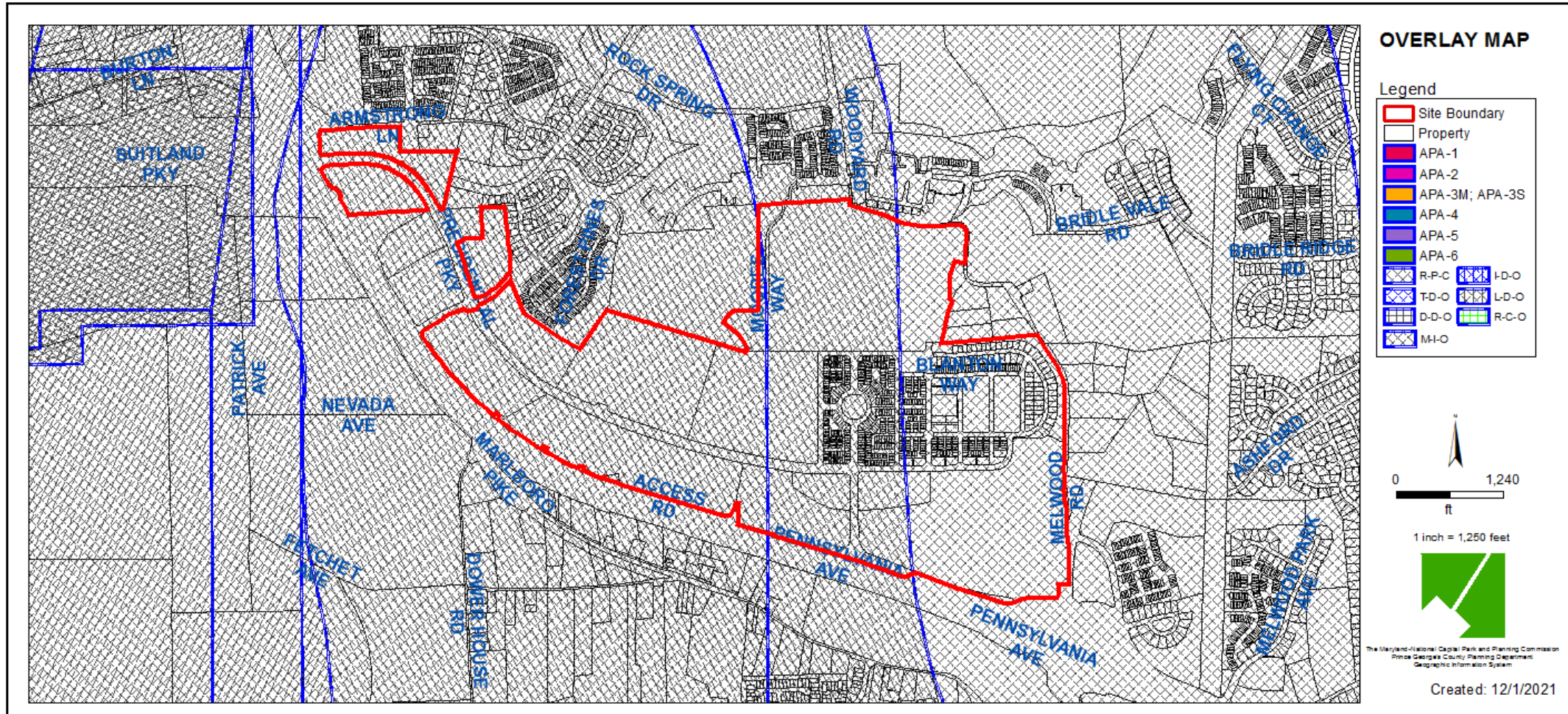
Property Zone: M-X-T



OVERLAY MAP (CURRENT)



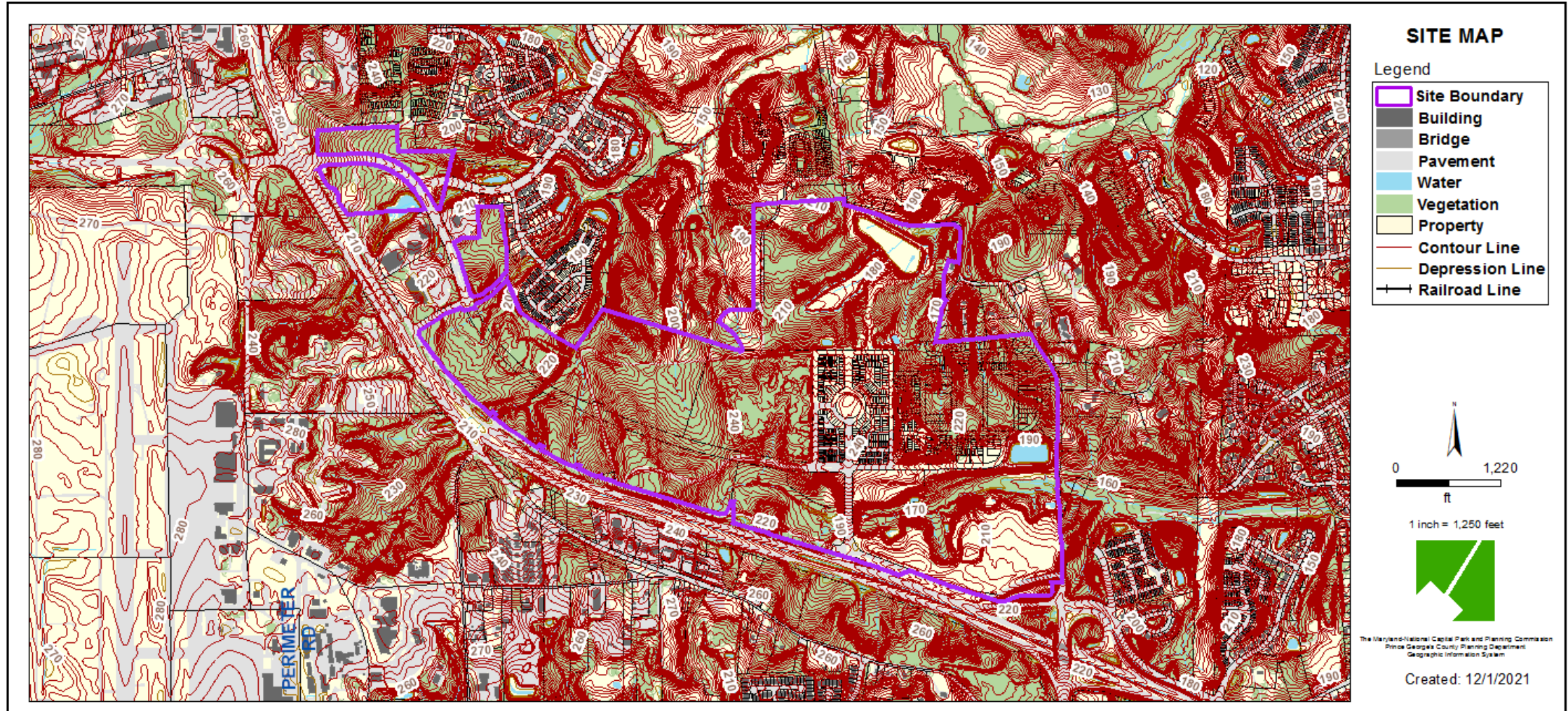
PRIOR OVERLAY MAP



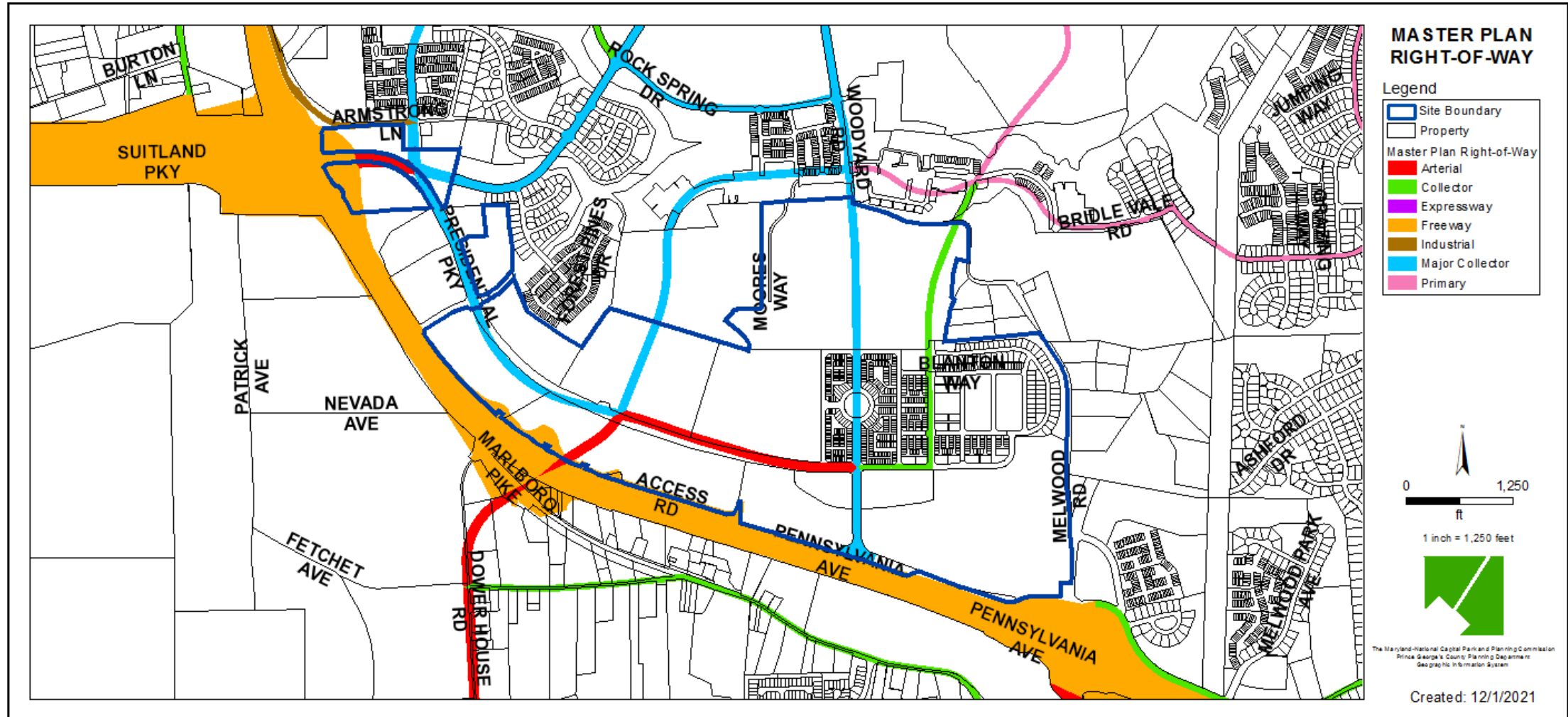
AERIAL MAP



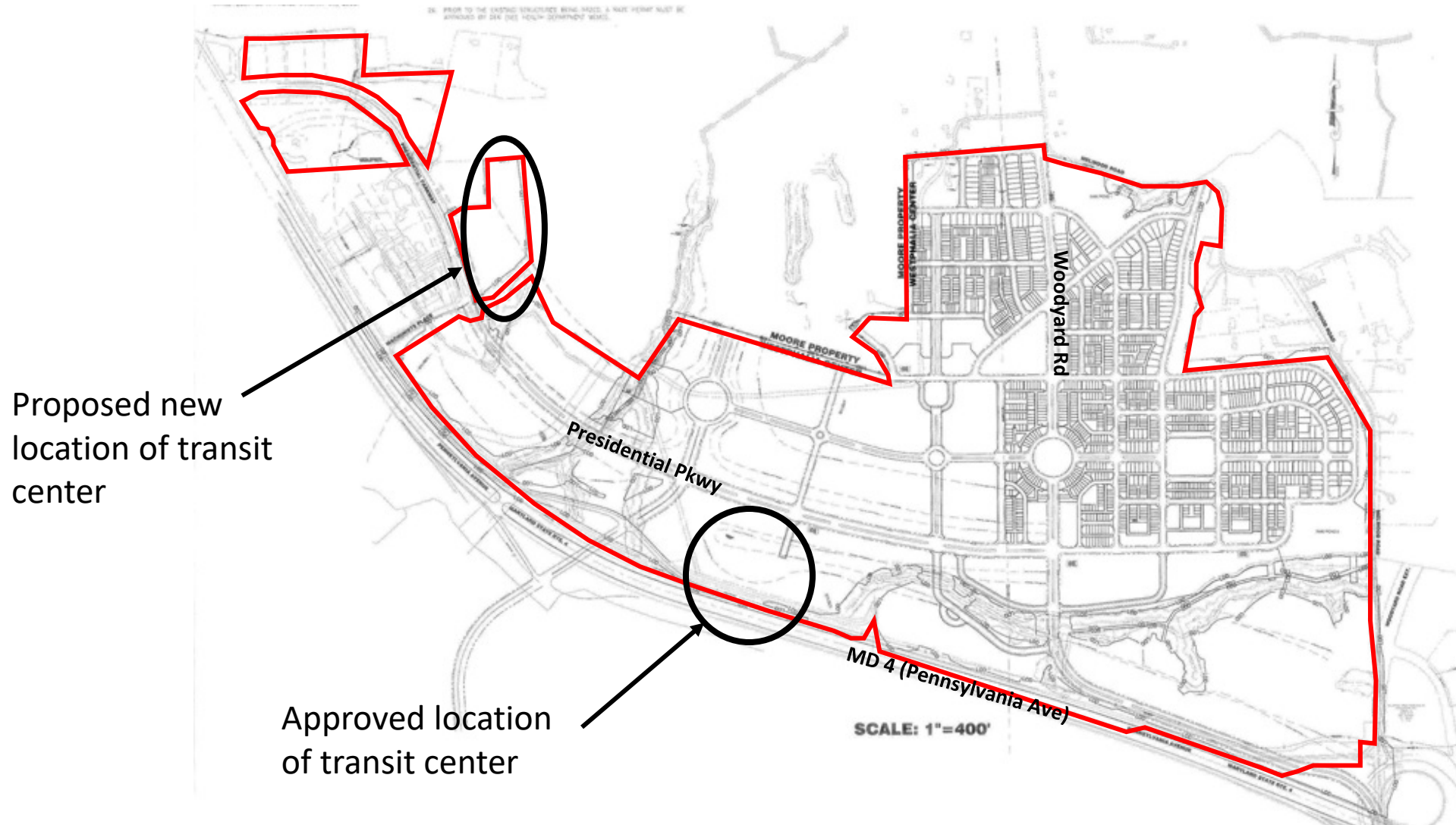
SITE MAP



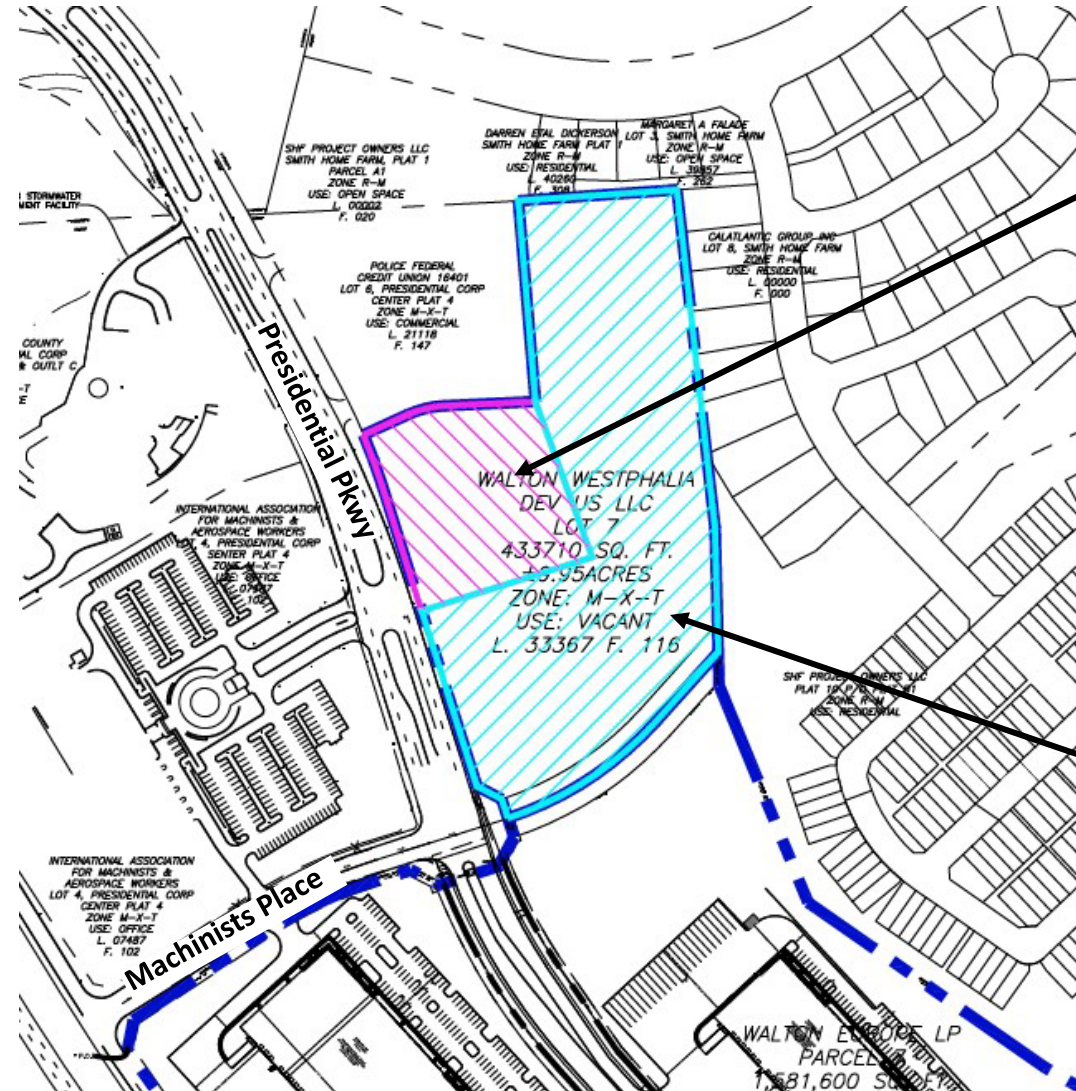
MASTER PLAN RIGHT-OF-WAY MAP



PRELIMINARY PLAN OF SUBDIVISION



PROPOSED TRANSIT CENTER LOCATION (LOT 7)



2.29 acres conveyed in 2009
to Prince George's County for
Fire/EMS station

7.66 acres available for use as
a transit center

STAFF RECOMMENDATION

APPROVAL of a reconsideration to amend Conditions 1(r) and 19, add Condition 55, and amend Findings 3, 9, and 14.

Major Issues:

- None

Required Mailings:

- Applicant: 2/13/2023
- Staff: 2/13/2023, 3/28/2023