

PARKLAND AND ROCK CREEK

COMPREHENSIVE DESIGN PLAN (CDP)

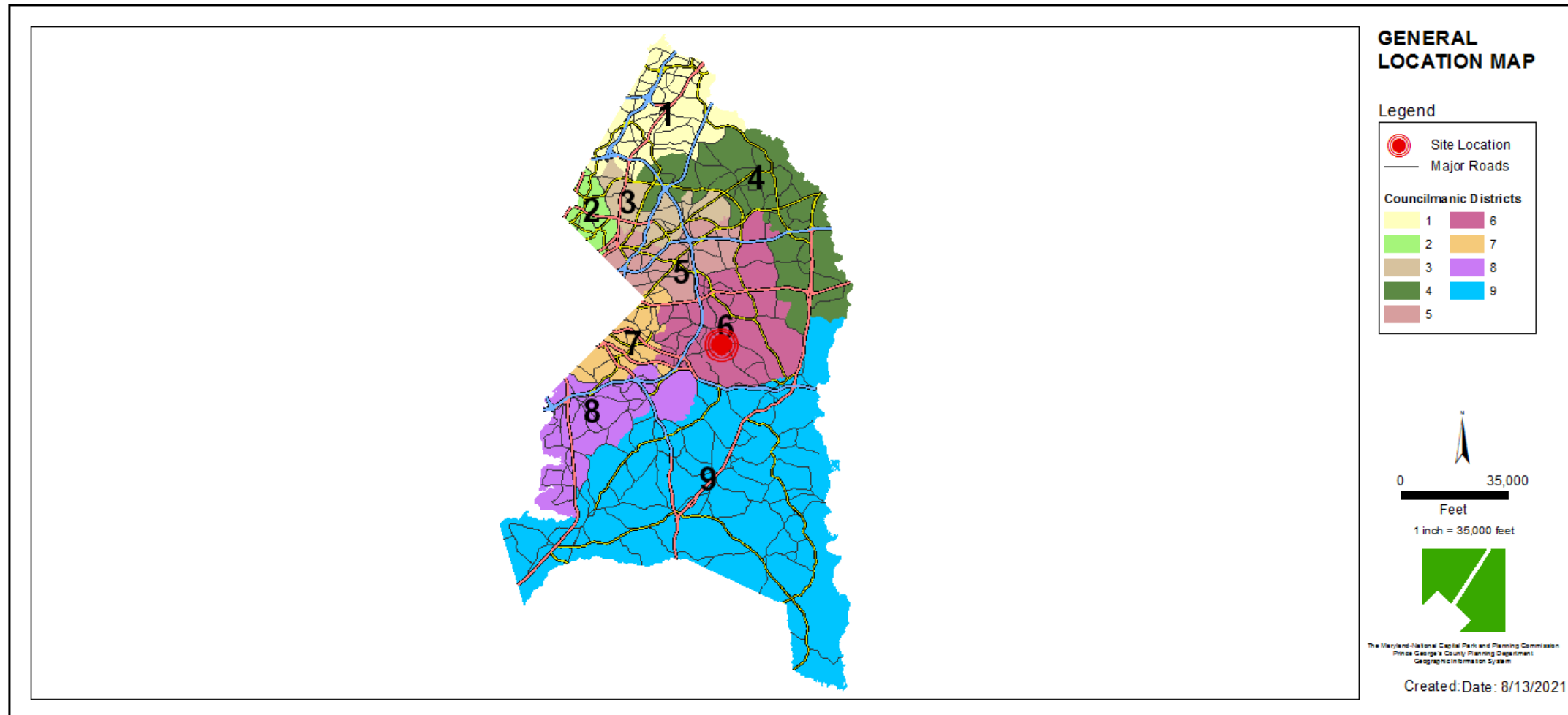
Staff Recommendation: APPROVAL with conditions



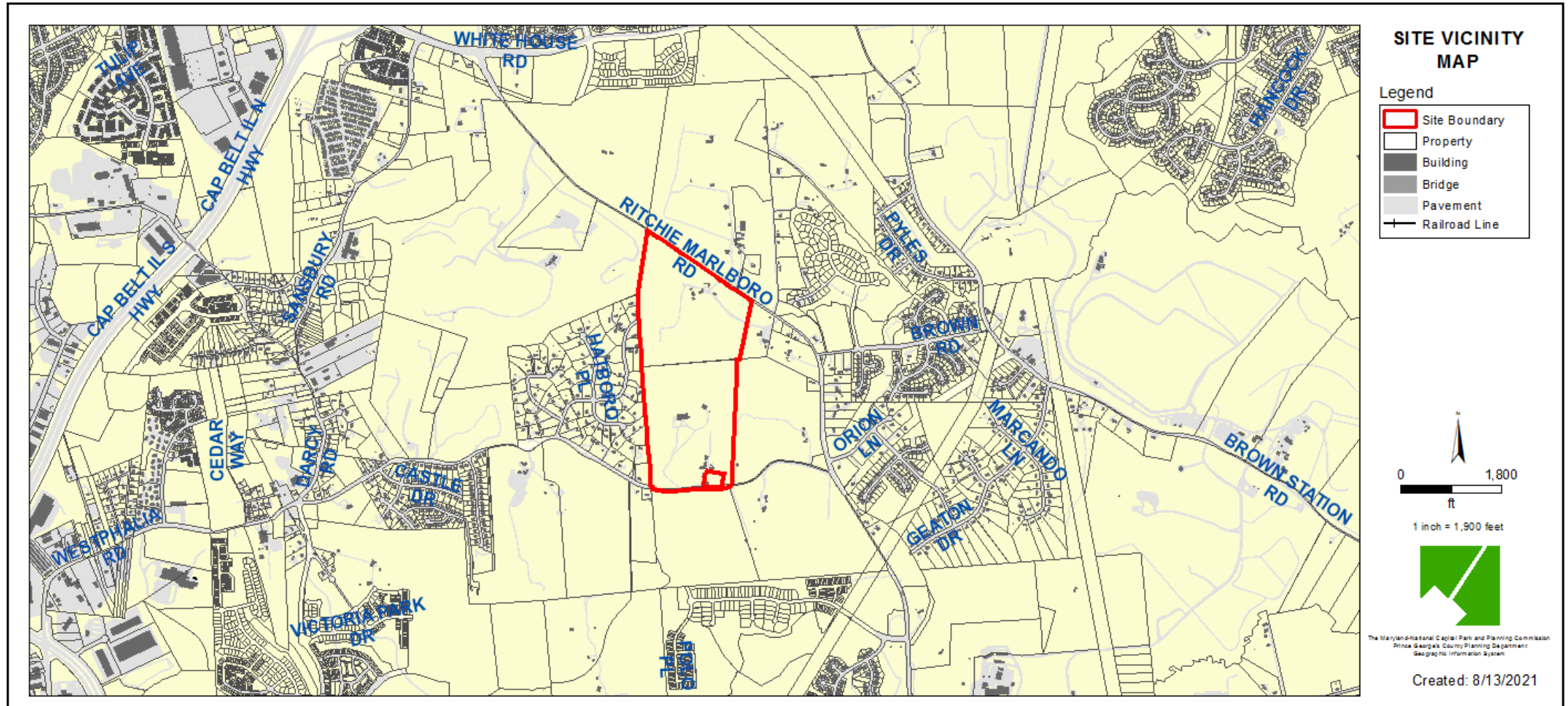
GENERAL LOCATION MAP

Council District: 06

Planning Area: 78

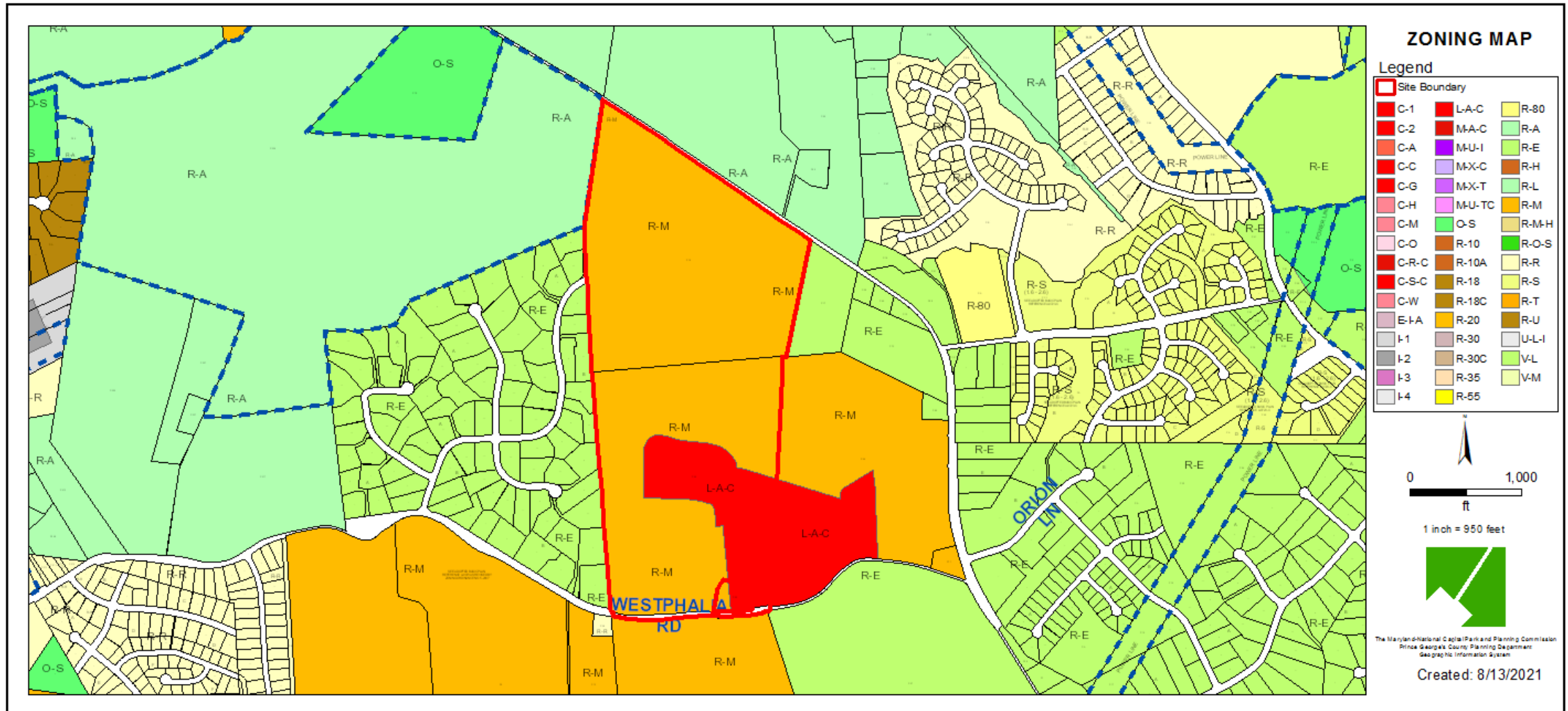


SITE VICINITY MAP

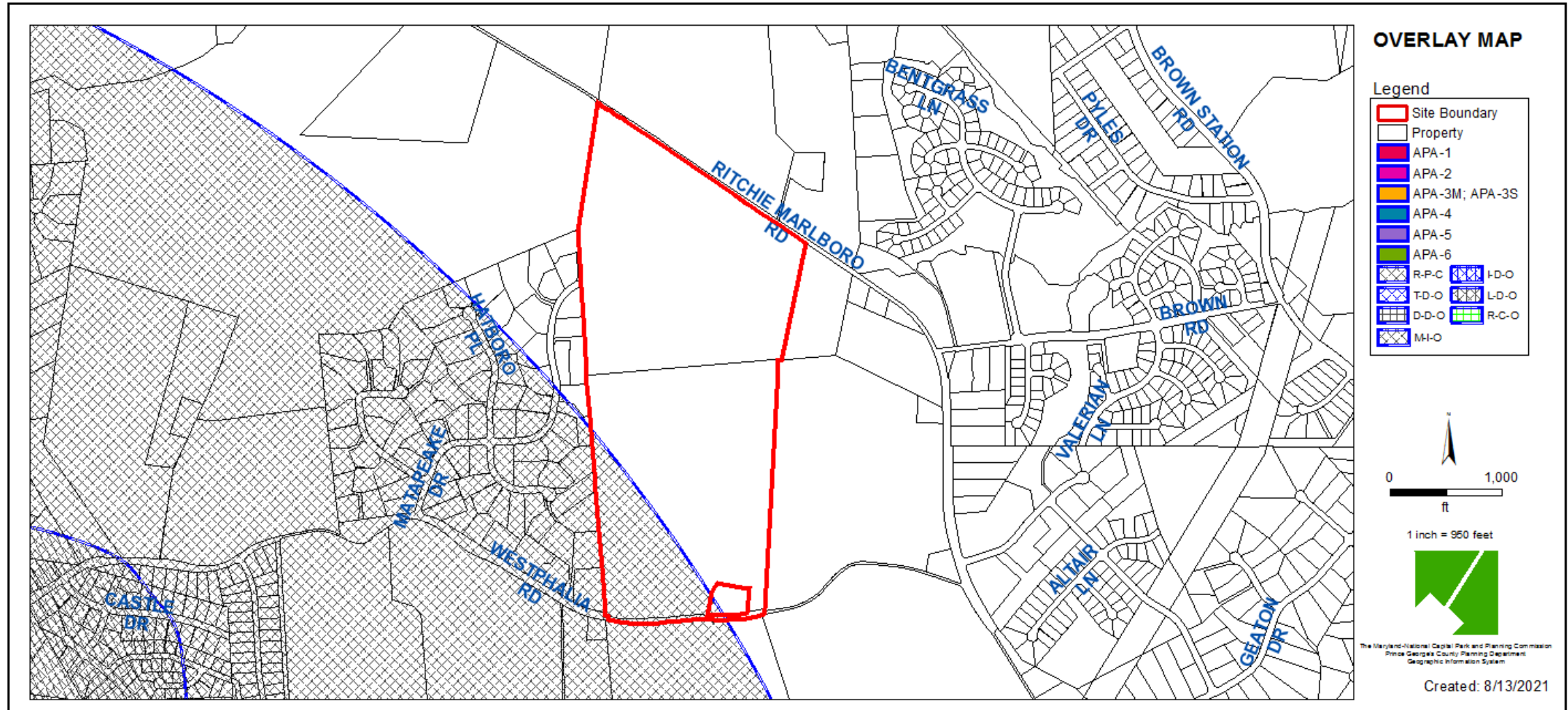


ZONING MAP

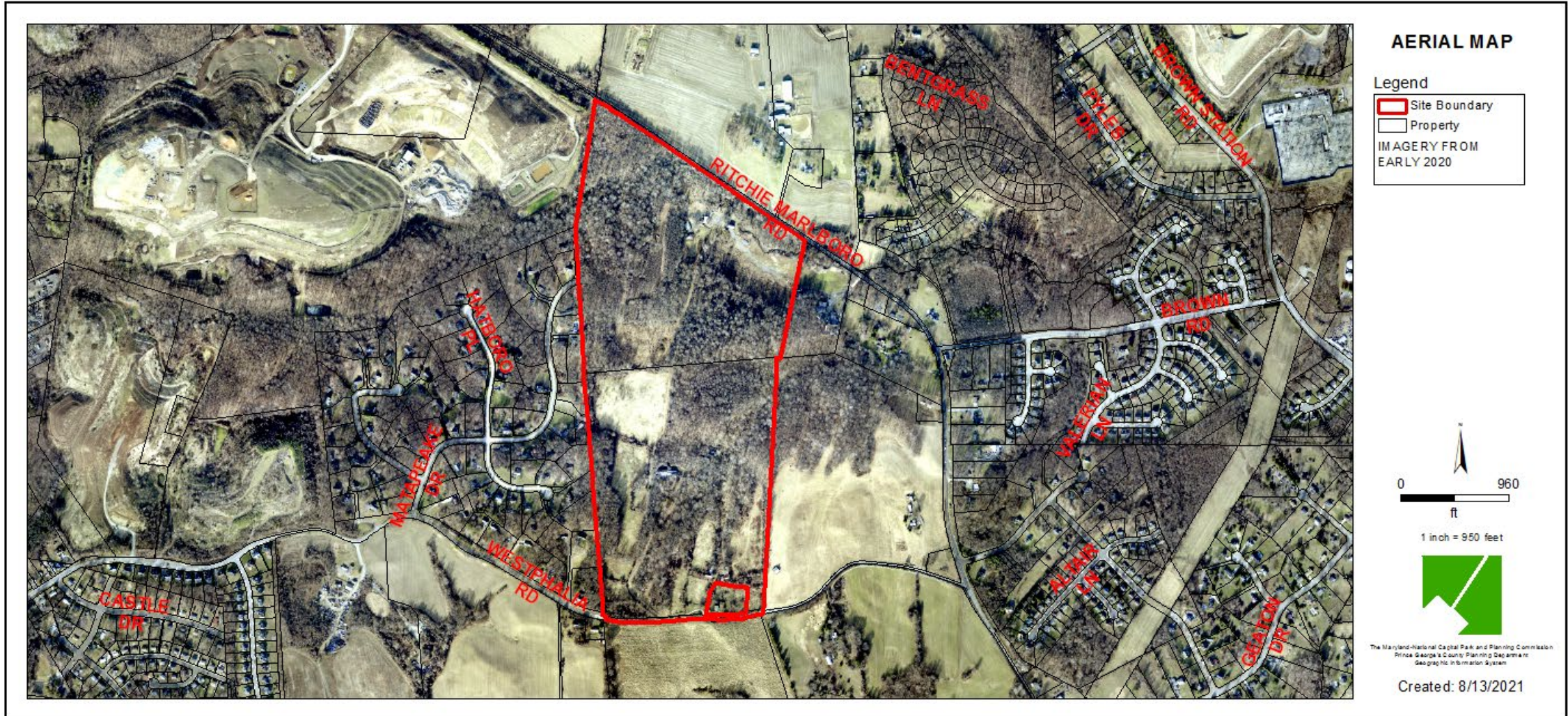
Property Zone: R-M/L-A-C



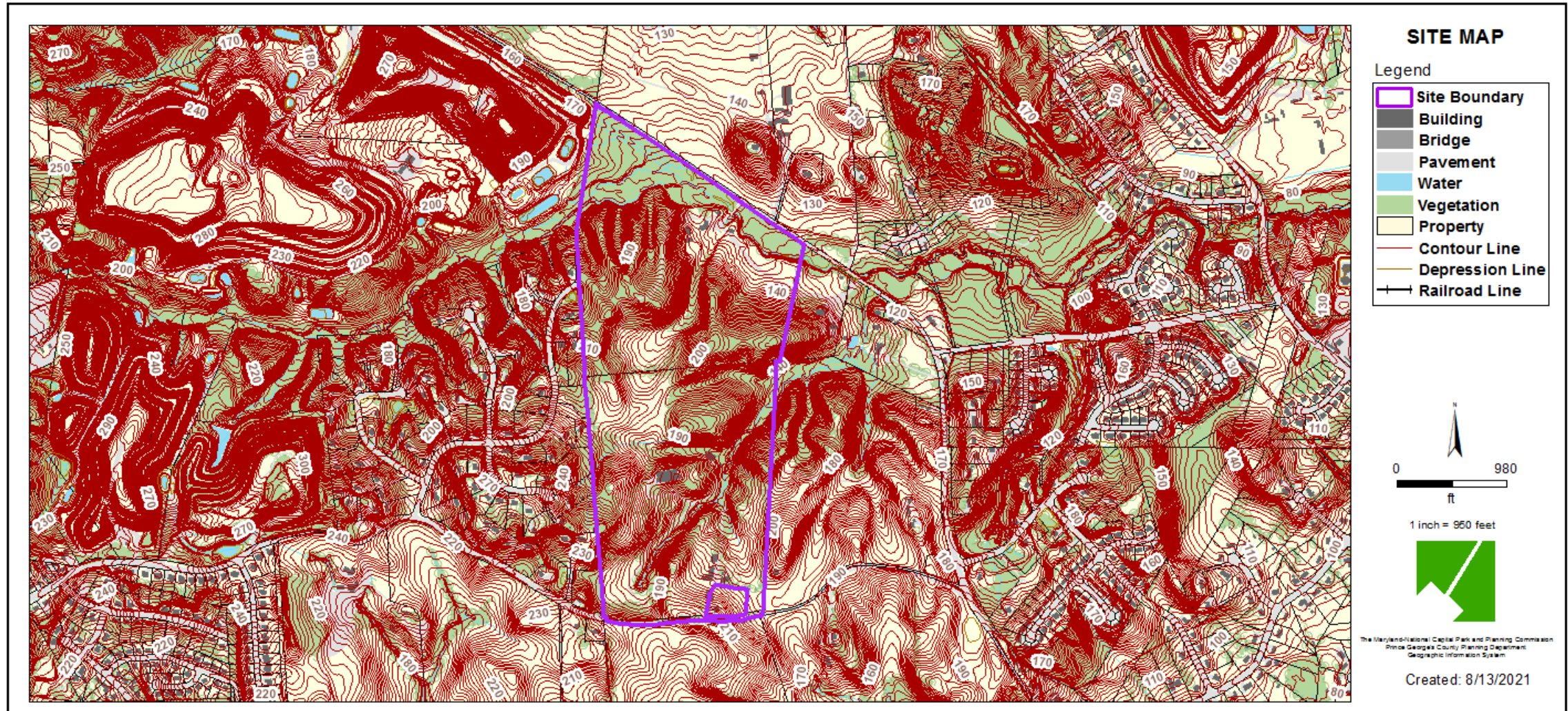
OVERLAY MAP



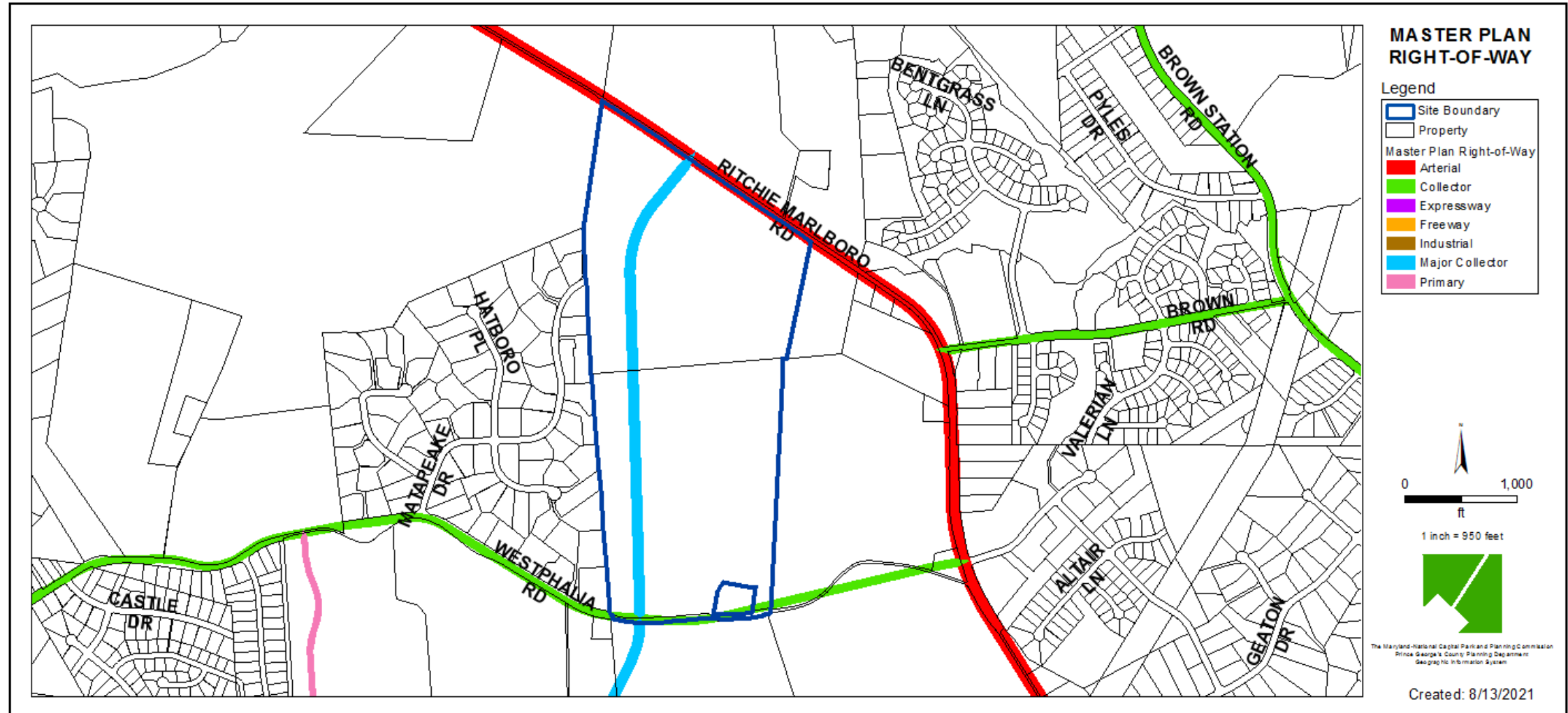
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



**CONCEPTUAL DEVELOPMENT PLAN
OPTION FIVE "A"**

THE VILLAGES AT WESTPHALIA

MARLBORO DISTRICT NO. 3
PRINCE GEORGES COUNTY, MARYLAND

GRAPHIC SCALE
Feet
0 200 400 600 800

NB&S 2007 SHEET SERIES 204 DE 4 & 10 AEC MAP BY LOCATION 20 B-4

RITCHIE MARLBORO ROAD A-39

MAYHEW DRIVE

PLANNED COLLECTOR OPTION II ALIGNMENT YK-651

RITCHIE MARLBORO ROAD

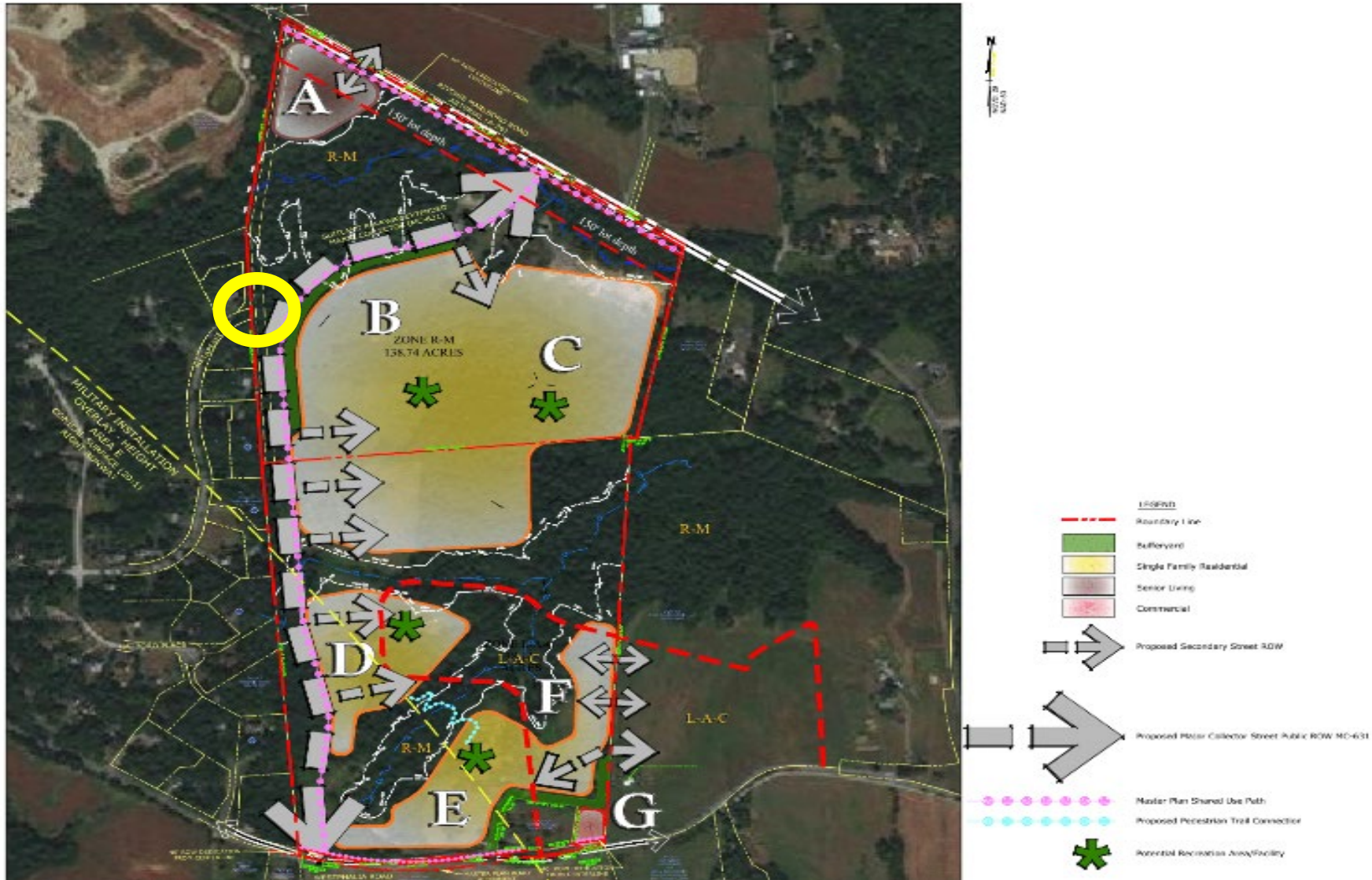
WESTPHALIA ROAD C-626

LEGEND:

- L-A-C NEIGHBORHOOD COUNTRY INN
- L-A-C NEIGHBORHOOD RESIDENTIAL
- L-A-C NEIGHBORHOOD COMMERCIAL
- R-M AGE RESTRICTED COMMUNITY
- R-M MIXED RESIDENTIAL USES
- R-M MIXED RESIDENTIAL USE/ INSTITUTIONAL CHURCH SCHOOL AND RECREATIONAL AMENITIES
- EXISTING RESIDENTIAL USES
- COMMUNITY PARK

COUNTRY INN = 40,000+ SQUARE FEET

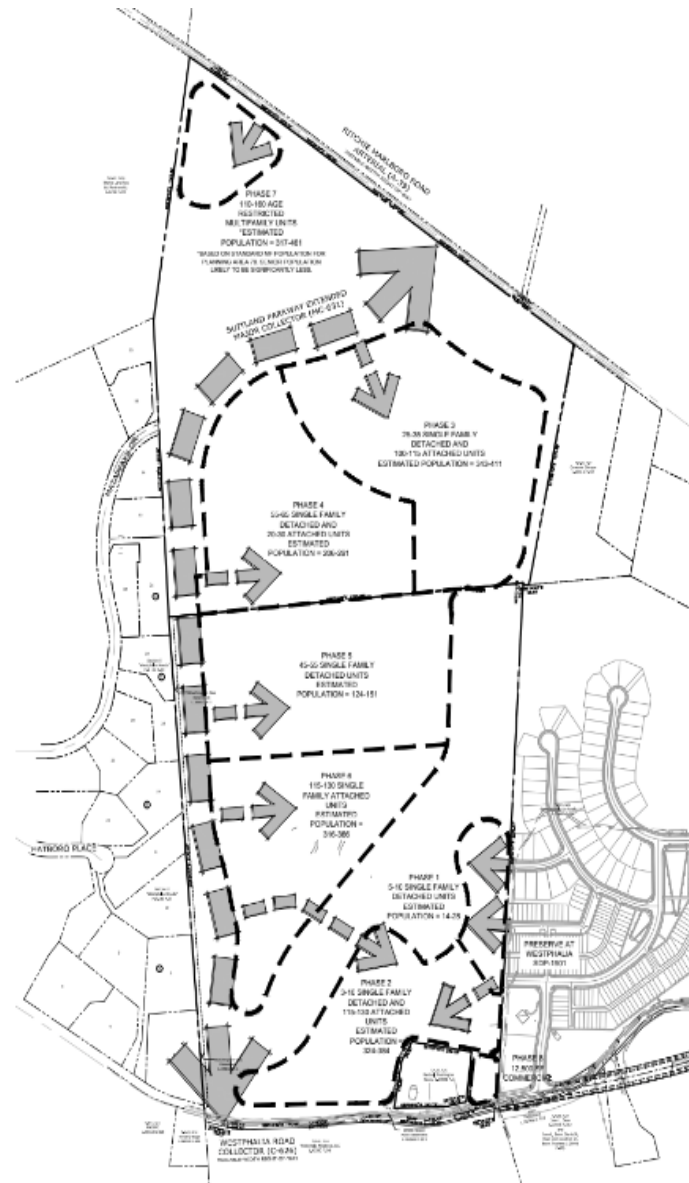
COMPREHENSIVE DESIGN PLAN



ILLUSTRATIVE PLAN



STAGING PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- 9 Conditions

Major Issues:

- None

Applicant Community Engagement:

- October 19, 2021