



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## Conceptual Site Plan CSP-07004-01 Reconsideration Request

Application	General Data	
<b>Project Name:</b> Westphalia Center  <b>Location:</b> North side of Pennsylvania Avenue (MD 4), west of Melwood Road and east of the interchange of Suitland Parkway and Pennsylvania Avenue.  <b>Applicant/Address:</b> William Shipp O'Malley, Miles, Nylan & Gillmore, P.A. 11785 Beltsville Drive Calverton, MD 20705	Planning Board Hearing Date:	07/18/13
	Memorandum Date:	07/02/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	530
	Zone:	M-X-T
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	207SE09

Purpose of Application
<b>RECONSIDERATION REQUEST:</b> This conceptual site plan (CSP) was approved by the Planning Board on May 20, 2010, with the resolution (PGCPB No. 10-59) adopted on June 10, 2010. The District Council did not review this CSP. William M. Shipp, the applicant's attorney, by letter dated June 19, 2013, requests a reconsideration of Condition 2(i) attached to this approval to allow more design flexibility in the number and location of the front-loaded garage residential units.

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> H. Zhang, AICP LEED BD+C <b>Phone Number:</b> 301-952-4151 <b>E-mail:</b> Henry.Zhang@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
			<b>X</b>

