



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Conceptual Site Plan CSP-07004-01

Reconsideration Hearing

Application	General Data	
Project Name: Westphalia Town Center Location: North side of Pennsylvania Avenue (MD 4), west of Melwood Road and east of the interchange of Suitland Parkway and Pennsylvania Avenue. Applicant/Address: William Shipp O'Malley, Miles, Nylén & Gillmore, P A 11785 Beltsville Drive Calverton, MD 20705	Planning Board Hearing Date:	10/10/13
	Memorandum Date:	09/26/13
	Planning Board Action Limit:	N/A
	Plan Acreage:	530
	Zone:	M-X-T
	Dwelling Units:	up to 5,000
	Gross Floor Area (square feet):	up to 5.9M
	Planning Area:	78
	Tier:	Developing
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	207SE09

Purpose of Application
<p>In a letter dated September 25, 2013, the applicant requests a two-week continuance.</p> <p>Request for reconsideration of Condition 2(i) of CSP-07004-01 to allow more design flexibility in the number and location of the front-loaded garage residential units.</p>

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

September 26, 2013

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor, Development Review Division

FROM: Henry Zhang, Master Planner, Urban Design Section, Development Review Division

SUBJECT: Reconsideration Hearing for Westphalia Town Center
Conceptual Site Plan CSP-07004-01

In a memorandum dated September 25, 2013, the applicant for Westphalia Town Center requests a two-week continuance of the reconsideration request currently scheduled for the Planning Board hearing date of October 10, 2013.

During the review process, it became apparent that more time was needed to allow the applicant to provide additional justification for the reconsideration request.

The public hearing notice sign for this application was posted on the subject site on September 10, 2013.

RECOMMENDATION

The Urban Design staff recommends that the continuance request for reconsideration of Condition 2(i) of CSP-07004-01 be APPROVED and the case be continued to the Planning Board hearing date of October 24, 2013.