



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Detailed Site Plan

DET-2022-001

Westphalia Business Center 1 and 2

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of January 19, 2023 to February 2, 2023.</p> <p>To develop a total of 581,000 square feet of commercial/warehouse uses on three proposed parcels.</p>	APPROVAL of continuance

Location: On the north and south sides of Presidential Parkway, east of Machinists Place.	
Gross Acreage:	58.47
Zone:	TAC-E/MIO
Zone Prior:	M-X-T/M-I-O
Reviewed per prior Zoning Ordinance:	N/A
Dwelling Units:	N/A
Gross Floor Area:	581,000 sq. ft.
Planning Area:	78
Council District:	06
Municipality:	N/A
Applicant/Address: Northpoint Realty Partners, LLC 8120 Woodmont Avenue, Suite 550 Bethesda, MD 20814	
Staff Reviewer: Jill Kosack, RLA, ASLA Phone Number: 301-952-4689 Email: Jill.Kosack@ppd.mncppc.org	



Planning Board Date:	01/19/2023
Planning Board Action Limit:	Waived
Memorandum Date:	01/05/2023
Date Accepted:	10/26/2022
Informational Mailing:	05/09/2022
Acceptance Mailing:	10/24/2022
Sign Posting Deadline:	12/20/2022

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

January 5, 2023

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: *AF* Anne Fothergill, Supervisor, Urban Design Section
Development Review Division

FROM: Jill Kosack, Planner IV, Urban Design Section *JK*
Development Review Division

SUBJECT: **Detailed Site Plan DET-2022-001 Westphalia Business Center 1 and 2**
Planning Board Agenda January 19, 2023 – Request for Continuance

In a memorandum dated January 5, 2023, the applicant's representative, Marva Jo Camp, requested a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from January 19, 2023 to February 2, 2023. The continuance is necessary to allow time for the applicant to provide additional information.

The site was posted on December 20, 2022, for the original hearing date, as required by the Prince George's County Zoning Ordinance.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board APPROVE the request for a continuance and schedule this application for the Planning Board hearing date of February 2, 2023.