



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

Detailed Site Plan

DSP-08039-06

Application	General Data	
Project Name: Westphalia Row Location: Southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road. Applicant/Address: Westphalia Row Partners, LLC Attn: Sevag Balian 6110 Executive Boulevard, Suite 430 Rockville, MD 20852	Planning Board Hearing Date:	06/26/14
	Staff Report Date:	06/11/14
	Date Accepted:	03/28/14
	Planning Board Action Limit:	Waived
	Plan Acreage:	20.67
	Zone:	M-X-T
	Dwelling Units:	206 (53 in Phase II)
	Gross Floor Area:	420,240 sq. ft. (108,120 in Phase II)
	Planning Area:	78
	Council District:	06
	Election District:	15
	Municipality:	None
200-Scale Base Map:	203SE08	

Purpose of Application	Notice Dates	
Staff requests a three-week continuance to evaluate revised plans and incorporate these revisions into the technical staff report. Modification of a previously approved detailed site plan for Phase II of Westphalia Row to replace triplex residential units with 53 rear-loaded townhouses.	Informational Mailing:	11/06/13
	Acceptance Mailing:	03/20/14
	Sign Posting Deadline:	05/27/14

Staff Recommendation		Staff Reviewer: Meika.Fields Phone Number: 301-780-2458 E-mail: Meika.Fields@ppd.mncppc.org	
APPROVAL	APPROVAL OF CONTINUANCE	DISAPPROVAL	DISCUSSION
	X		

June 11, 2014

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: Steven Adams, Supervisor, Urban Design Section, Development Review Division

FROM: Meika Fields, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan DSP-08039-06
Westphalia Row

Staff requests a continuance of Detailed Site Plan DSP-08039-06, Westphalia Row, which is scheduled for a Planning Board hearing on June 26, 2014. The applicant intends to submit a layout revision that proposes to add two townhouse lots and additional green space. Staff requests a continuance to evaluate the revised plans and incorporate these revisions into the technical staff report. The 70-day limit for this application has been waived.

Staff recommends approval of a three-week continuance. If granted, additional posting will not be required. The public hearing notice signs for this application were posted on the subject site on May 27, 2014.

RECOMMENDATION

Staff recommends APPROVAL of a continuance to July 17, 2014.