



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

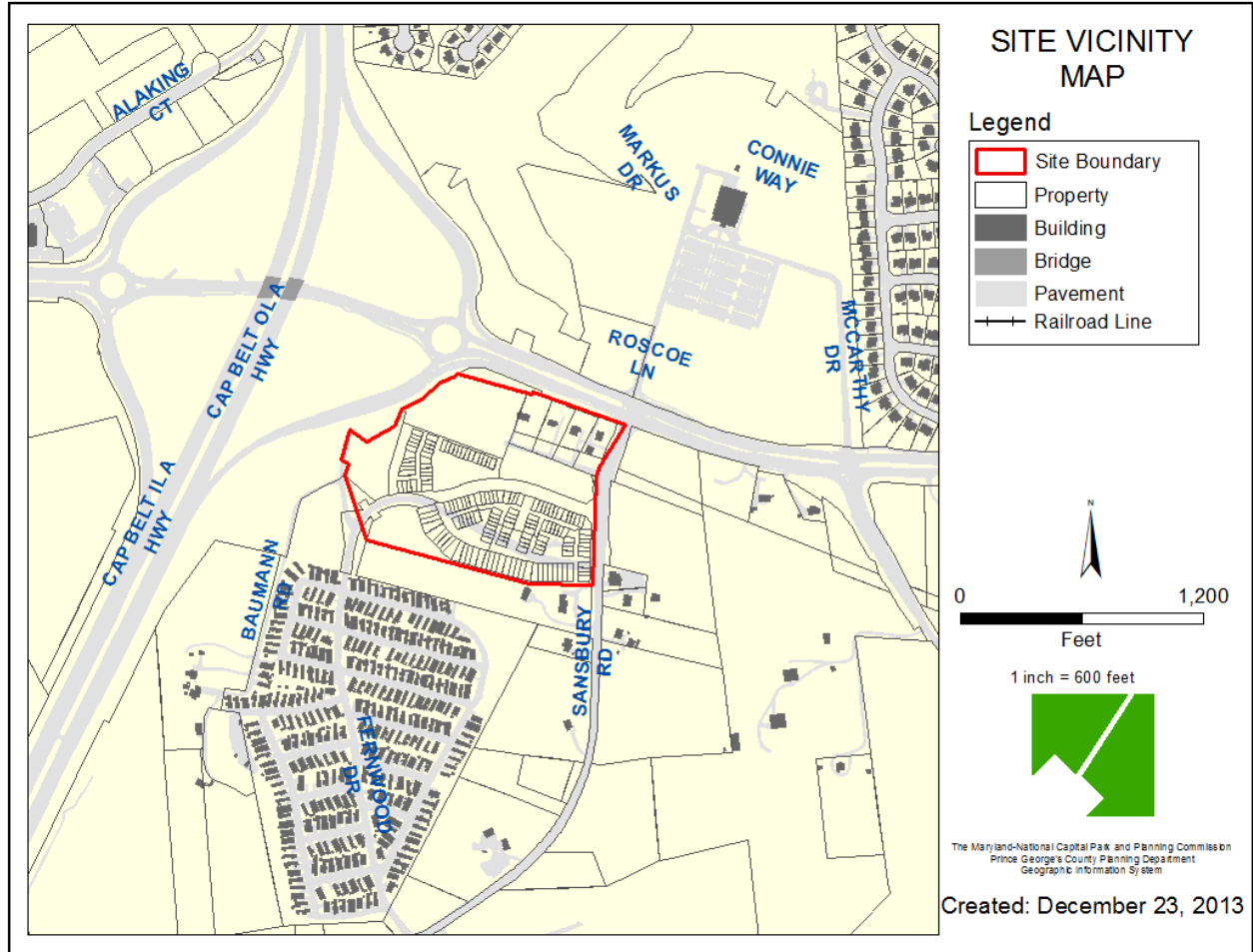
## Detailed Site Plan

**DSP-08039-06**

Application	General Data	
<b>Project Name:</b> Westphalia Row  <b>Location:</b> Southwest corner of the intersection of Ritchie Marlboro Road and Sansbury Road.  <b>Applicant/Address:</b> 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

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