



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

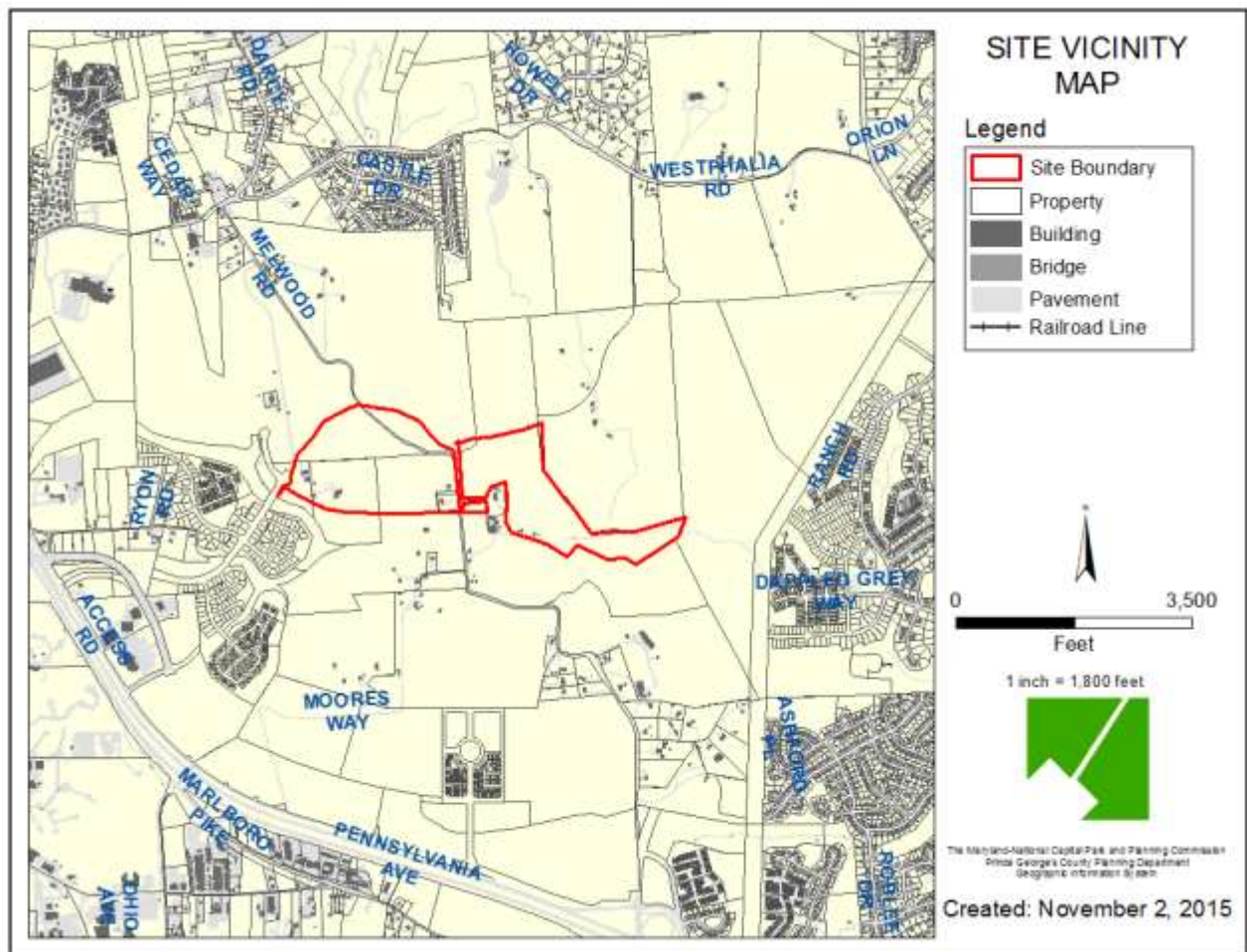
## Specific Design Plan

## SDP-1101

Application	General Data	
<b>Project Name:</b> Westphalia Central Park – Phase 1  <b>Location:</b> Eastern side of Pennsylvania Avenue (MD 4), approximately 1,800 feet east of its intersection with Suitland Parkway.  <b>Applicant/Address:</b> SHF Project Owner, LLC 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067	Planning Board Hearing Date:	01/07/16
	Memorandum Date:	12/24/15
	Date Accepted:	09/16/15
	Planning Board Action Limit:	N/A
	Plan Acreage:	131
	Zone:	R-M
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	78
	Council District:	06
	Election District	15
	Municipality:	N/A
	200-Scale Base Map:	206SE08

Purpose of Application	Notice Dates	
A request for a four-week continuance of the Planning Board hearing date of January 7, 2016 to February 4, 2016.  A 131-acre central park in the Westphalia Sector Plan area.	<b>Informational Mailing:</b>	01/23/15
	<b>Acceptance Mailing:</b>	09/15/15
	<b>Sign Posting Deadline:</b>	11/03/15

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Henry Zhang, AICP, LEED AP 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>
X			



December 24, 2015

**MEMORANDUM**

TO: The Prince George's County Planning Board

FROM: Henry Zhang, Supervisor, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan SDP-1101  
Westphalia Central Park – Phase 1

In a letter dated December 23, 2015, the applicant's representative requested a further continuance of the Planning Board hearing date for the above case from January 7, 2016 to February 4, 2016. The continuance is necessary to resolve issues related to this specific design plan.

The case was continued from the original Planning Board hearing date of December 3, 2015, to December 17, 2015. On December 17, 2015, the applicant requested to continue this case to January 7, 2016. The site was posted as required by the Prince George's County Zoning Ordinance on November 3, 2015.

**RECOMMENDATION**

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this case for a public hearing on February 4, 2016.