



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

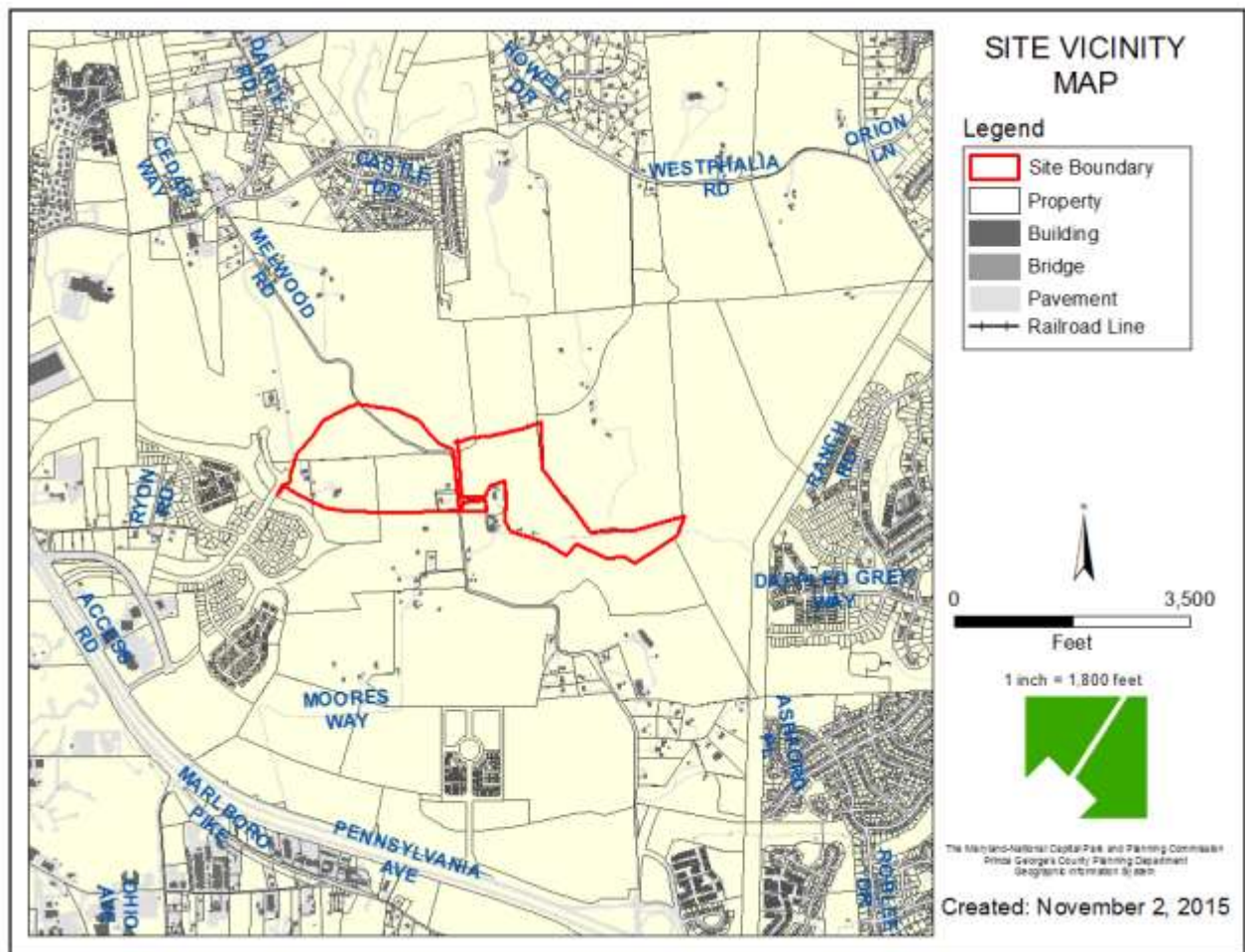
Specific Design Plan

SDP-1101

Application	General Data	
Project Name: Westphalia Central Park – Phase 1 Location: Eastern side of Pennsylvania Avenue (MD 4), approximately 1,800 feet east of its intersection with Suitland Parkway. Applicant/Address: SHF Project Owner, LLC 1999 Avenue of the Stars, Suite 2850 Los Angeles, CA 90067	Planning Board Hearing Date:	02/04/16
	Memorandum Date:	01/19/16
	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 three-week continuance of the Planning Board hearing date of February 4, 2016 to February 25, 2016. A 131-acre central park in the Westphalia Sector Plan area.	Informational Mailing:	01/23/15
	Acceptance Mailing:	09/15/15
	Sign Posting Deadline:	11/03/15

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



January 19, 2016

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

The Urban Design staff requests a three-week continuance of the Planning Board hearing date for the above case from scheduled February 4, 2016 to February 25, 2016, after discussing the case with the applicant. The applicant agreed with staff that the continuance is necessary to allow the applicant to address many conditions recommended by various review agencies.

The case has been continued several times. The most recent one was on January 7, 2016 when the case was continued to February 4, 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 a three-week continuance and schedule this case for a public hearing on February 25, 2016.