



Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Specific Design Plan Preserve at Westphalia

SDP-1901-02

REQUEST	STAFF RECOMMENDATION
<p>The applicant requests a continuance from the Planning Board hearing date of May 16, 2024, to July 11 2024.</p> <p>Amendment to SDP-1901 for the development of a clubhouse, swimming pool, and parking on Parcel R and minor modifications to previously approved recreation facilities.</p>	APPROVAL of continuance

Location: In the northwest quadrant of the intersection of Westphalia Road and Ritchie Marlboro Road

Gross Acreage: 63.66

Zone: LCD

Zone Prior: L-A-C/R-M

Reviewed per prior Zoning Ordinance: Section 27-1704(h)

Dwelling Units: N/A

Gross Floor Area: 5,888 sq. ft.

Planning Area: 78

Council District: 06

Municipality: N/A

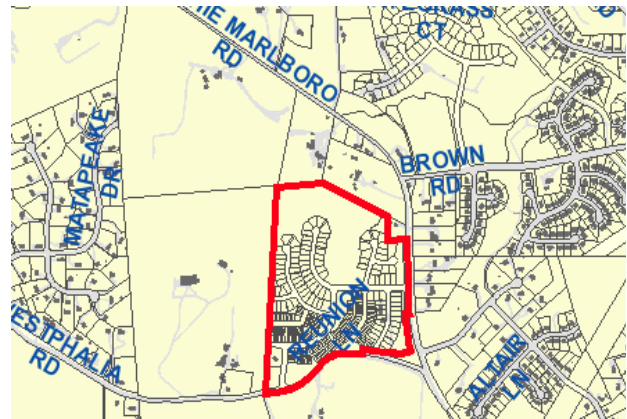
Applicant/Address:

Stanley Martin Companies, LLC
6404 Ivy Lane, Suite 600,
Greenbelt, MD, 20770

Staff Reviewer: Natalia Gomez-Rojas

Phone Number: 301-780-8116

Email: natalia.gomezrojas@ppd.mncppc.org



Planning Board Date: 05/16/2024

Planning Board Action Limit: 07/16/2024

Staff Report Date: 04/30/2024

Date Accepted: 03/12/2024

Informational Mailing: 11/29/2023

Acceptance Mailing: 02/26/2024

Sign Posting Deadline: 04/16/2024

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



April 30, 2024

MEMORANDUM

TO: The Prince George's County Planning Board

VIA: James Hunt, Chief, Development Review Division *JRH*
Hyojung Garland, Planning Supervisor, Urban Design Section **HG**
Development Review Division

FROM: Natalia Gomez, Planner II, Zoning Section *NGR*

SUBJECT: **Specific Design Plan SDP-1901-02
Preserve at Westphalia
Planning Board Agenda May 16, 2024 – Request for Continuance**

In a letter dated April 29, 2024, the applicant's representative, Matthew C. Tedesco, Esq. requested a continuance of the Prince George's County Planning Board hearing date for the above-referenced application, from May 16, 2024, to July 11, 2024. The continuance is necessary to facilitate the approval and receipt of the pending amended Site Development Concept Plan (SDCP Case Number 43456-2017-03) from The Prince George's County Department of Permitting, Inspections and Enforcement.

Public hearing signs for this application were posted on April 16, 2024, as required by the Prince George's County Zoning Ordinance. If granted, additional posting will not be required.

RECOMMENDATION

The Urban Design Section recommends that the Planning Board APPROVE the request for continuance and schedule this application for the Planning Board hearing date of July 11, 2024.