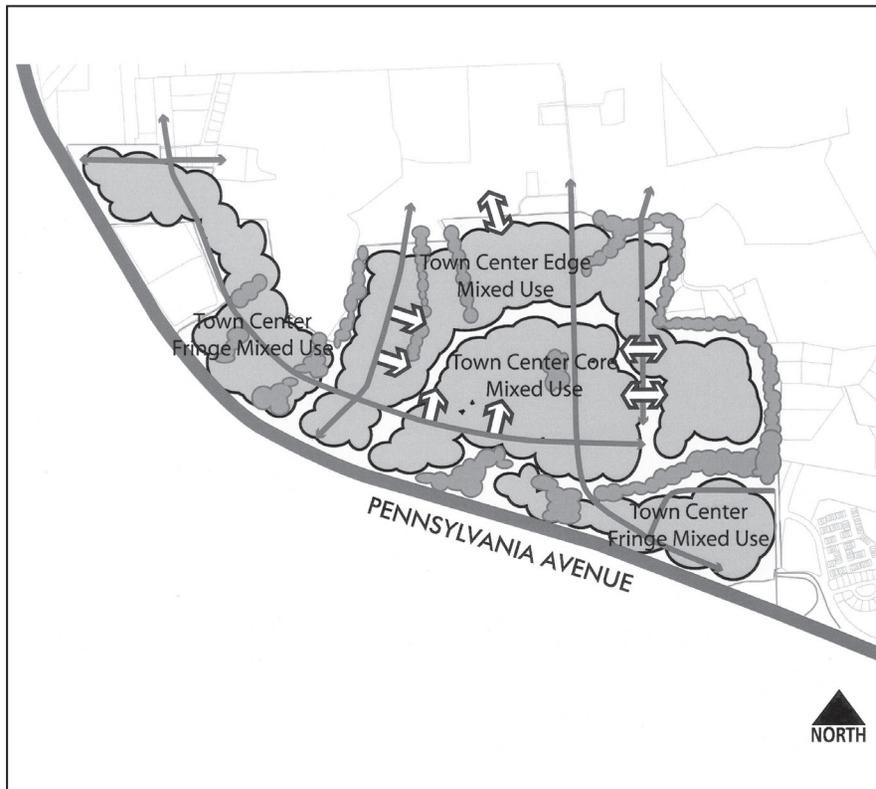
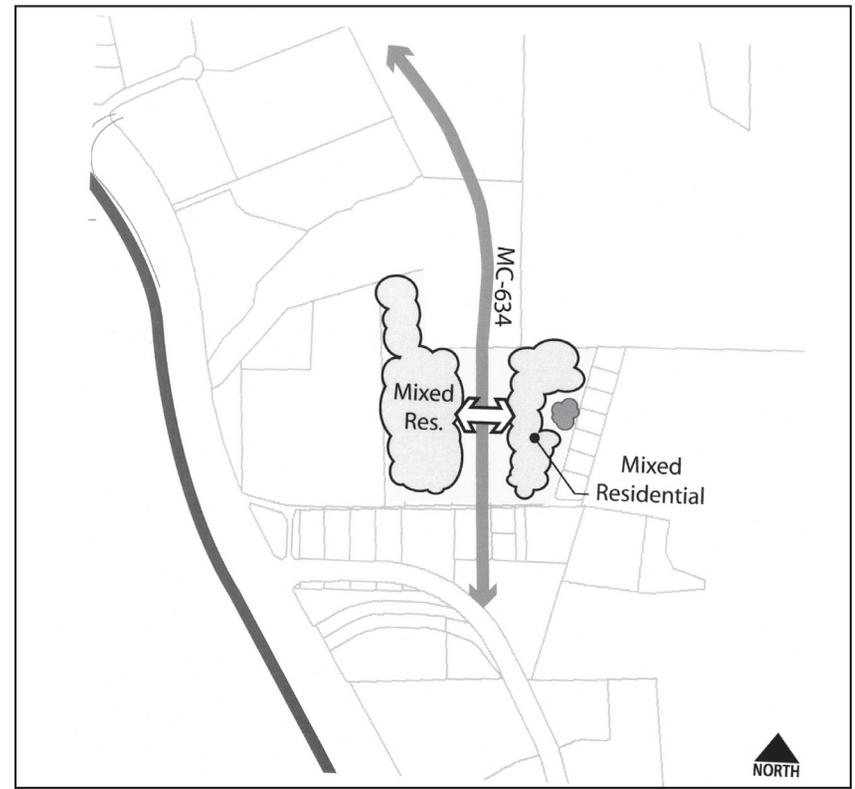


Westphalia APPENDICES

Appendix 1. Development Concepts

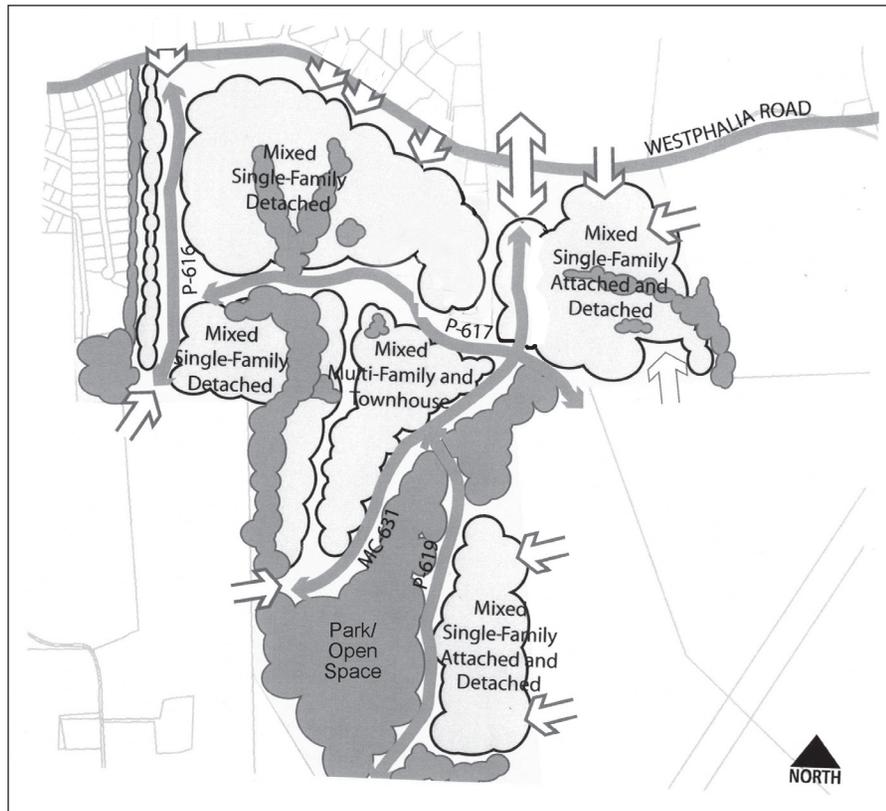


Sector Plan Development Concept 1:
Westphalia Town Center
Sectional Map Amendment Changes 1 and 2

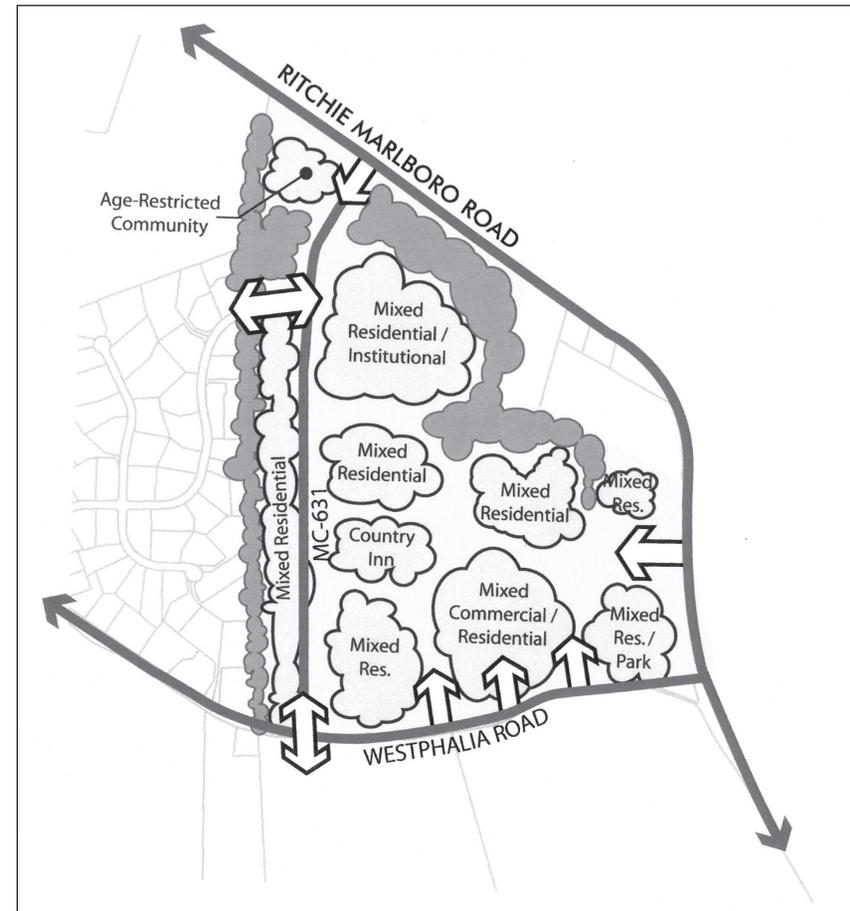


Sector Plan Development Concept 2:
Cabin Branch Village
Sectional Map Amendment Change 3

Appendix 1. Development Concepts (Cont'd)



Sector Plan Development Concept 3:
Woodside Village
Sectional Map Amendment Change 6A & 6B
(See CR-2-2007 (DR-2), SMA 12, and conditions
of approval for Basic Plan A-9973.)

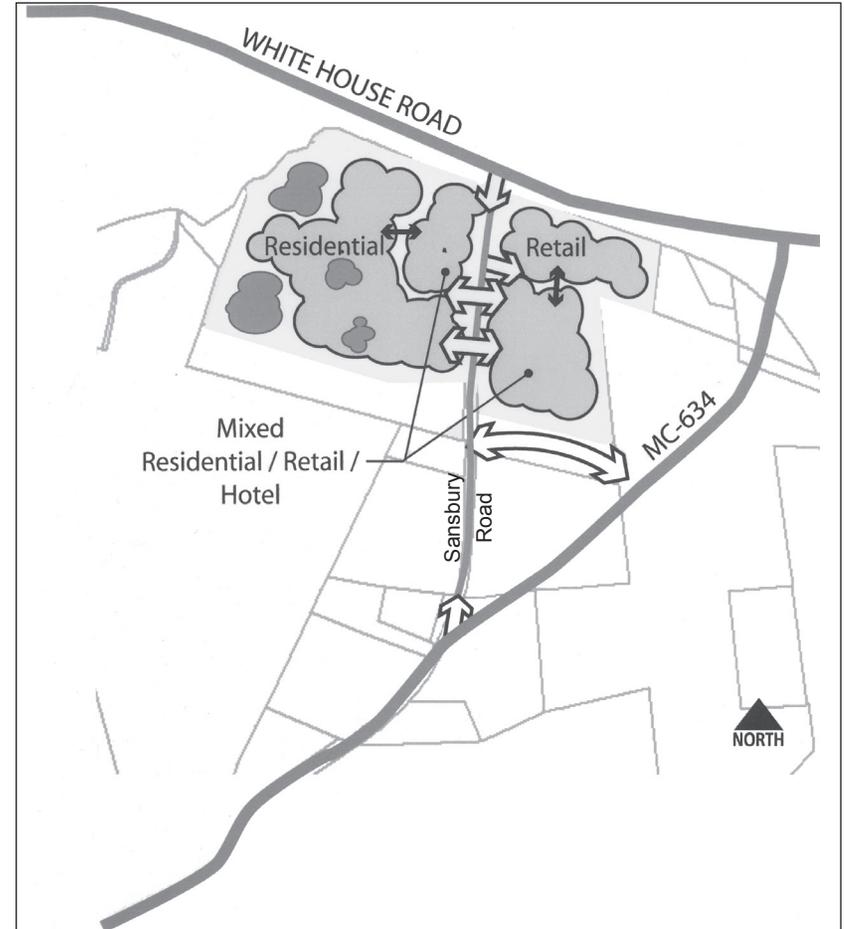


Sector Plan Development Concept 4:
The Villages at Westphalia
Sectional Map Amendment Change 6

Appendix 1. Development Concepts (Cont'd)

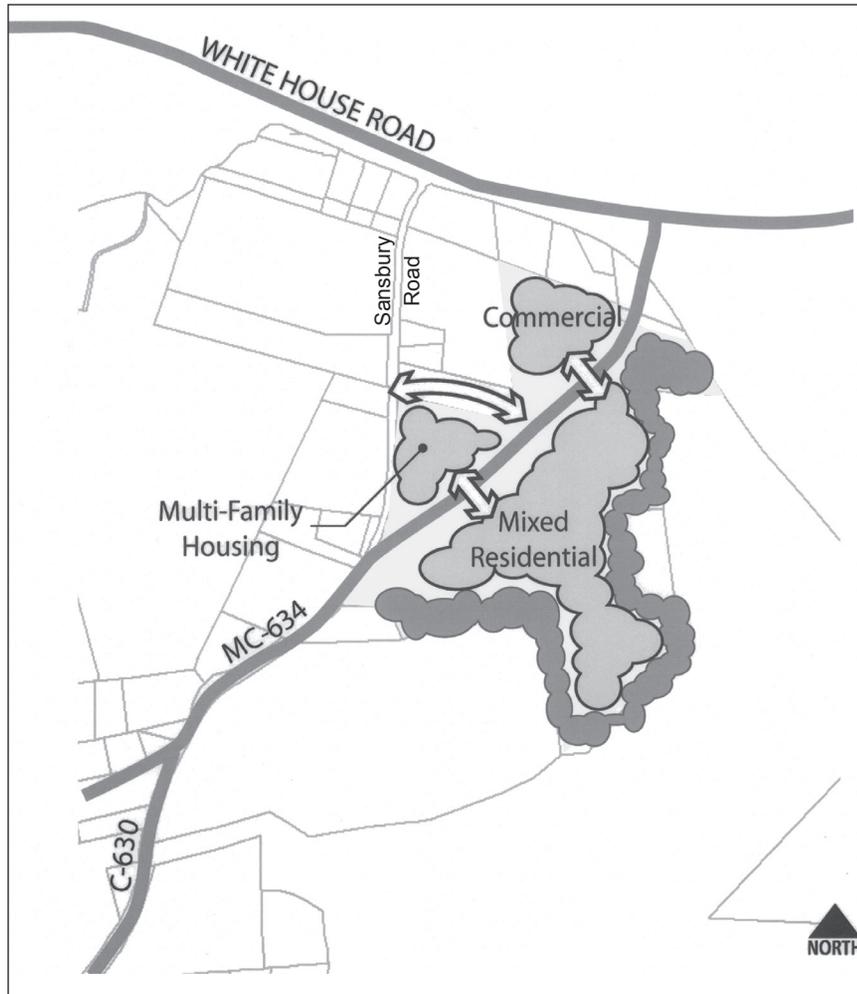


Sector Plan Development Concept 5
Sectional Map Amendment Change 18

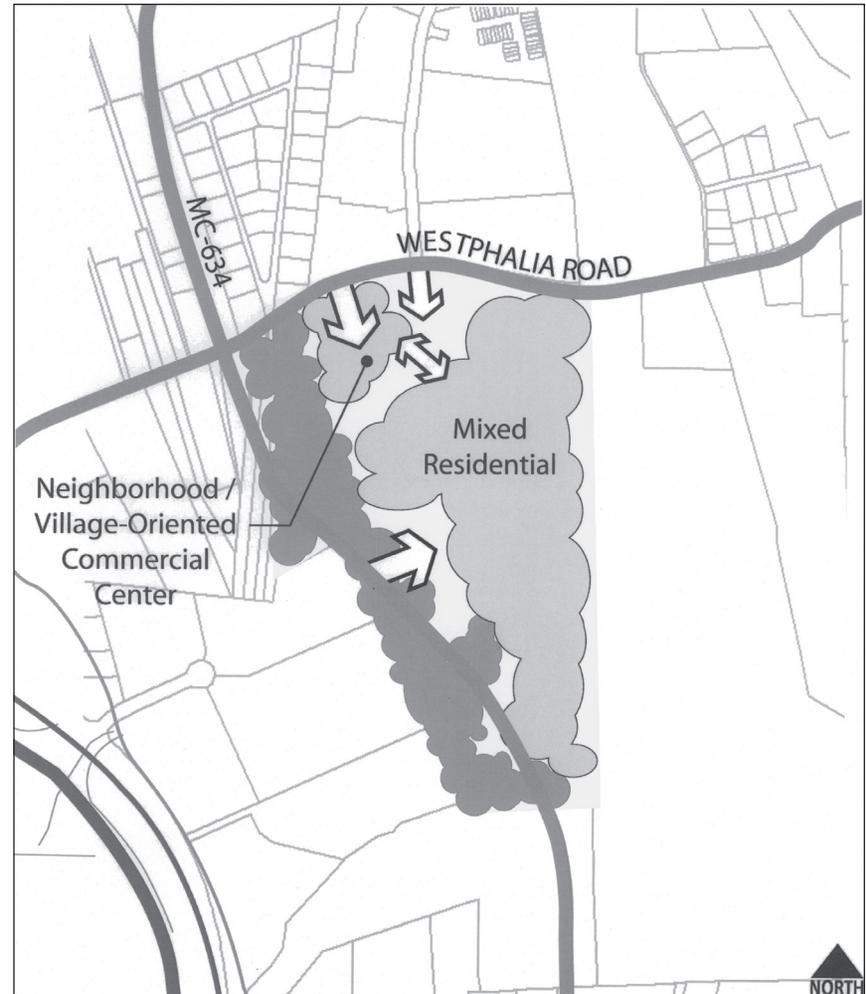


Sector Plan Development Concept 6:
Westphalia Row/PB&J
Sectional Map Amendment Change 23A&B

Appendix 1. Development Concepts (Cont'd)

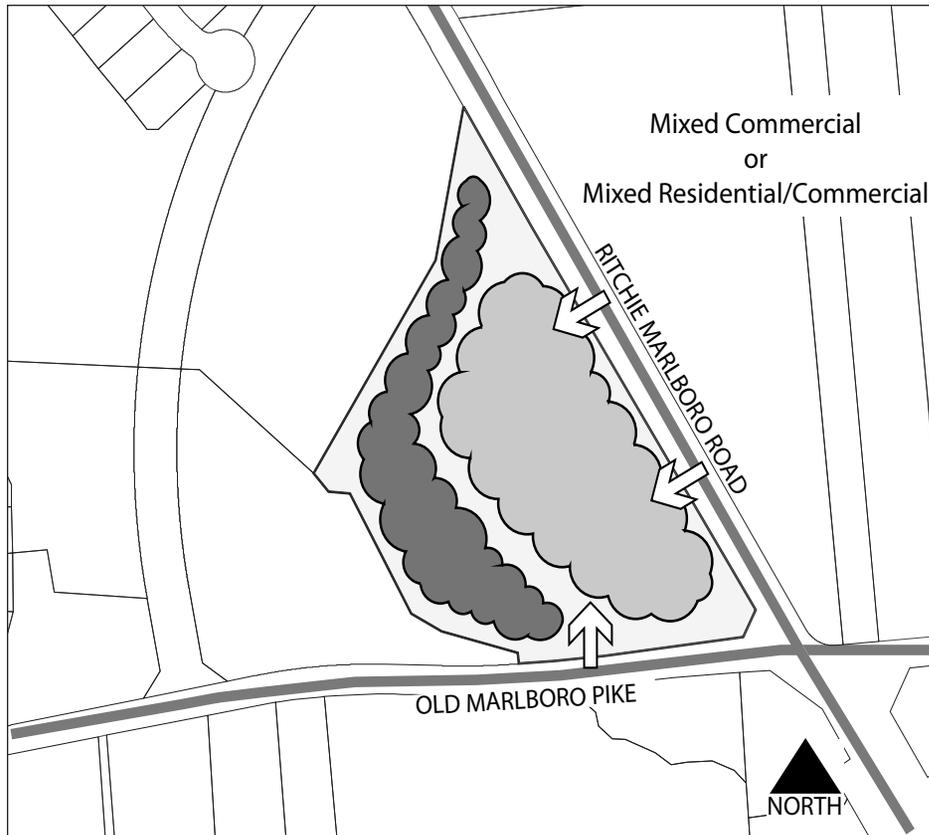


Sector Plan Development Concept 7:
Scales Property
Sectional Map Amendment Change 24B



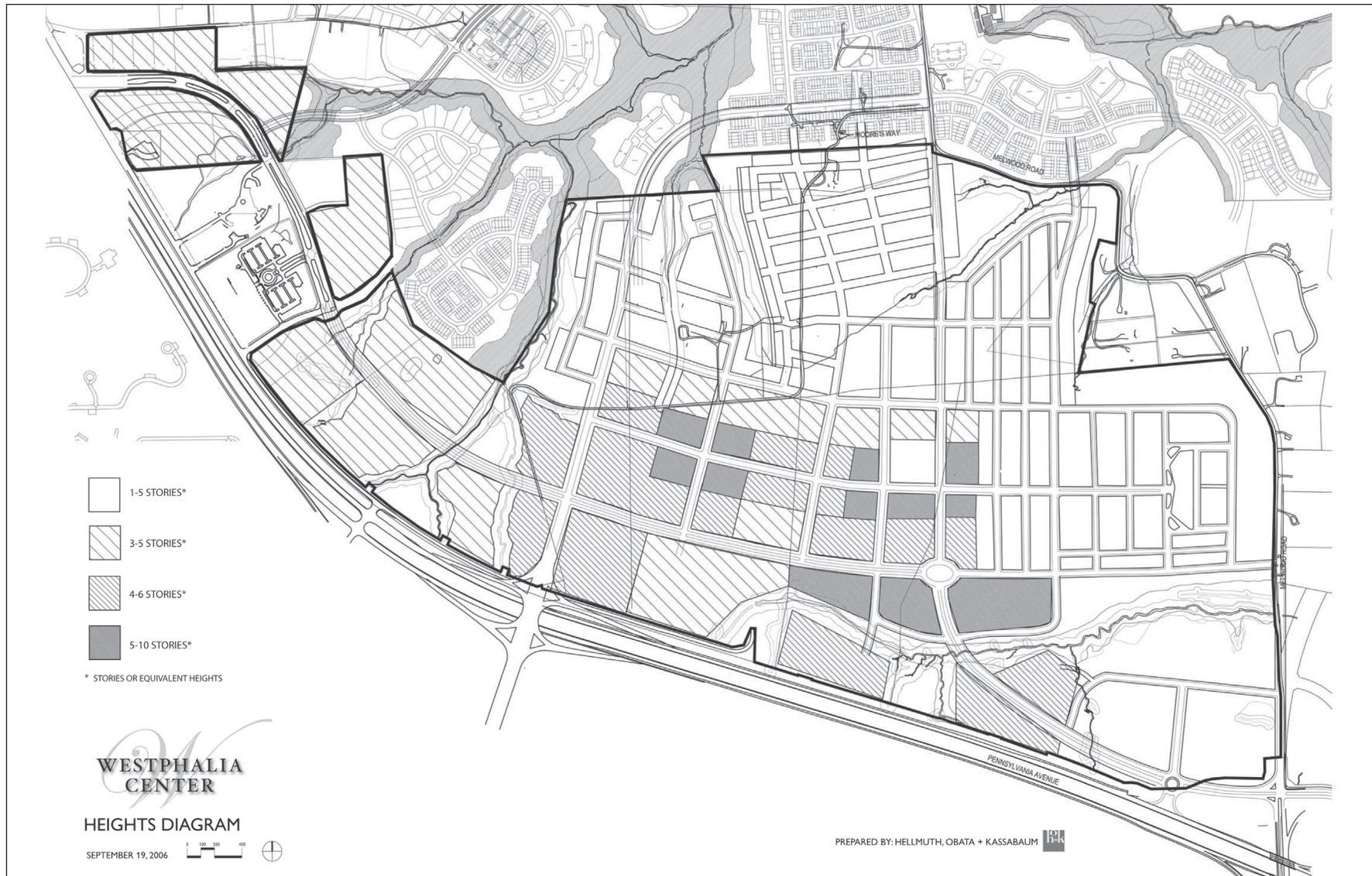
Sector Plan Development Concept 8:
Minant Property
Sectional Map Amendment Change 25

Appendix 1. Development Concepts (Cont'd)



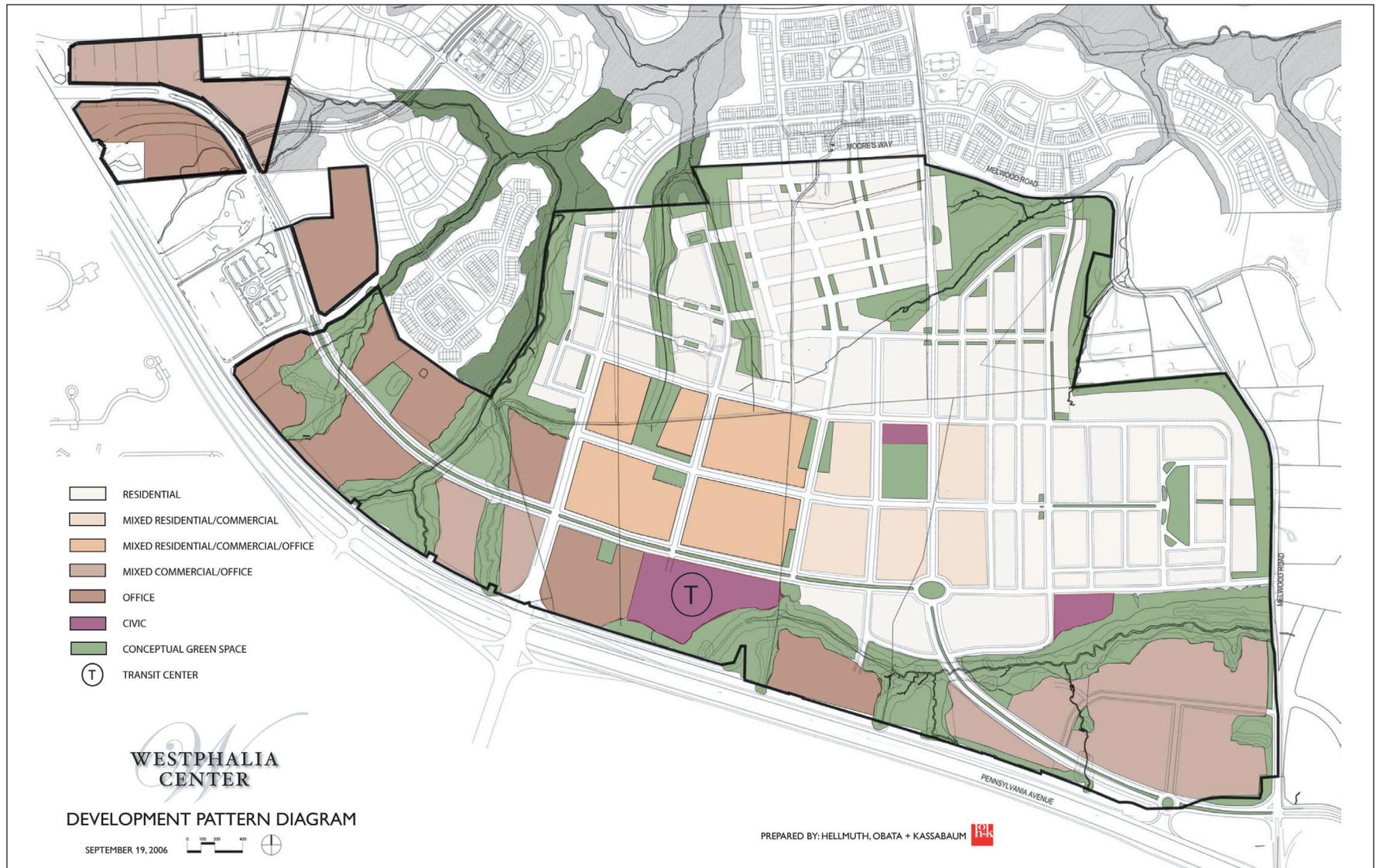
Sector Plan Development Concept 9:
Addison Property
Sectional Map Amendment Change 12

Appendix 2. Public Record Exhibit 44



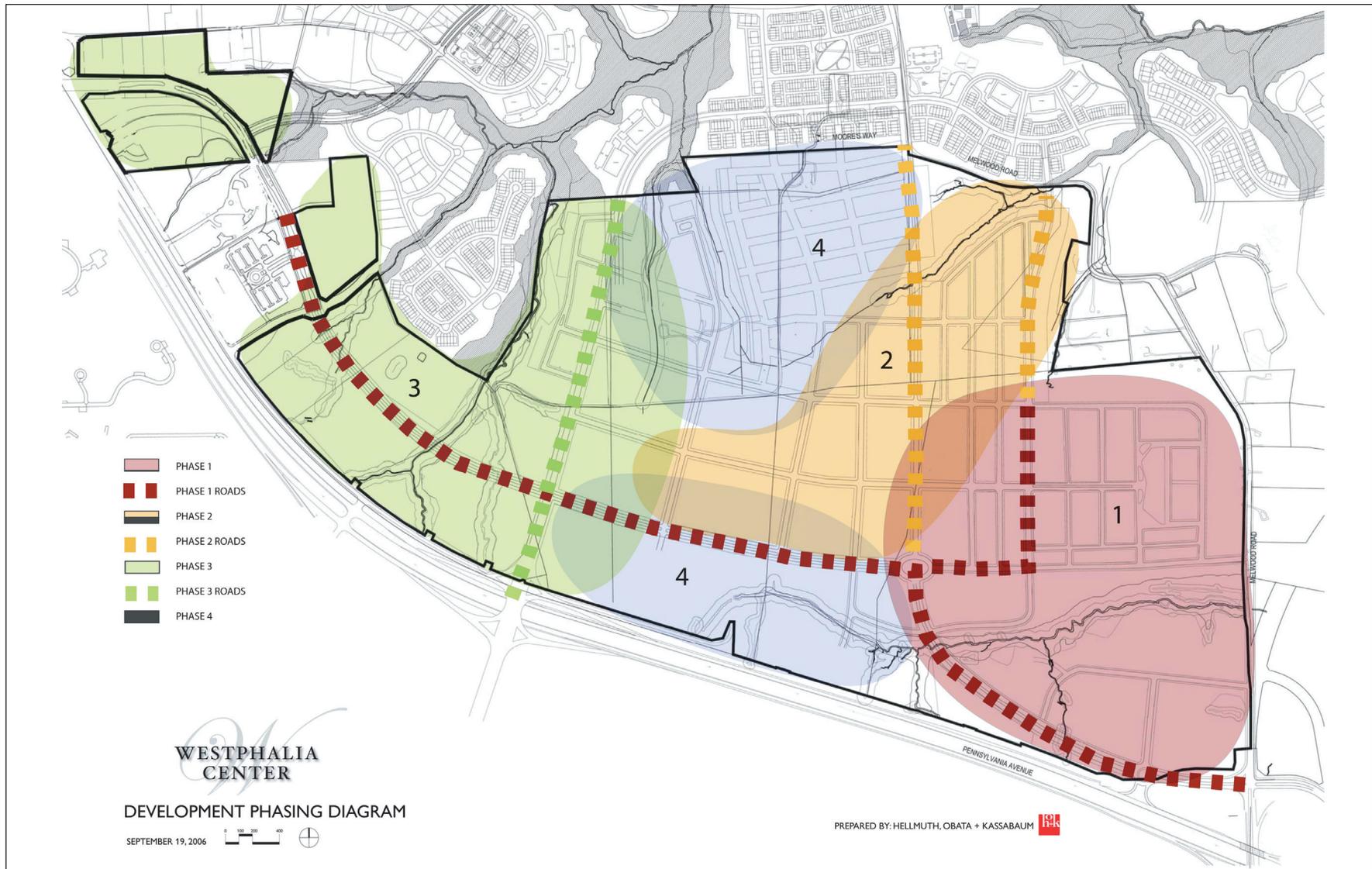
Note: This illustration portrays a long-range development scenario for the Westphalia town center as proposed in Public Record Exhibit 44. Some of the road alignments and the location and design of proposed interchanges along MD 4 are illustrative of preliminary concepts and do not correspond to those finally approved in the plan. Nonetheless, the illustration is representative of the urban development patterns that could result from implementation of recommended land use concepts for the Westphalia center. It is likely that variations will occur as development takes place that also conform to the planning principles and urban development concepts recommended for this area.

Appendix 2. Public Record Exhibit 44 (Cont'd)



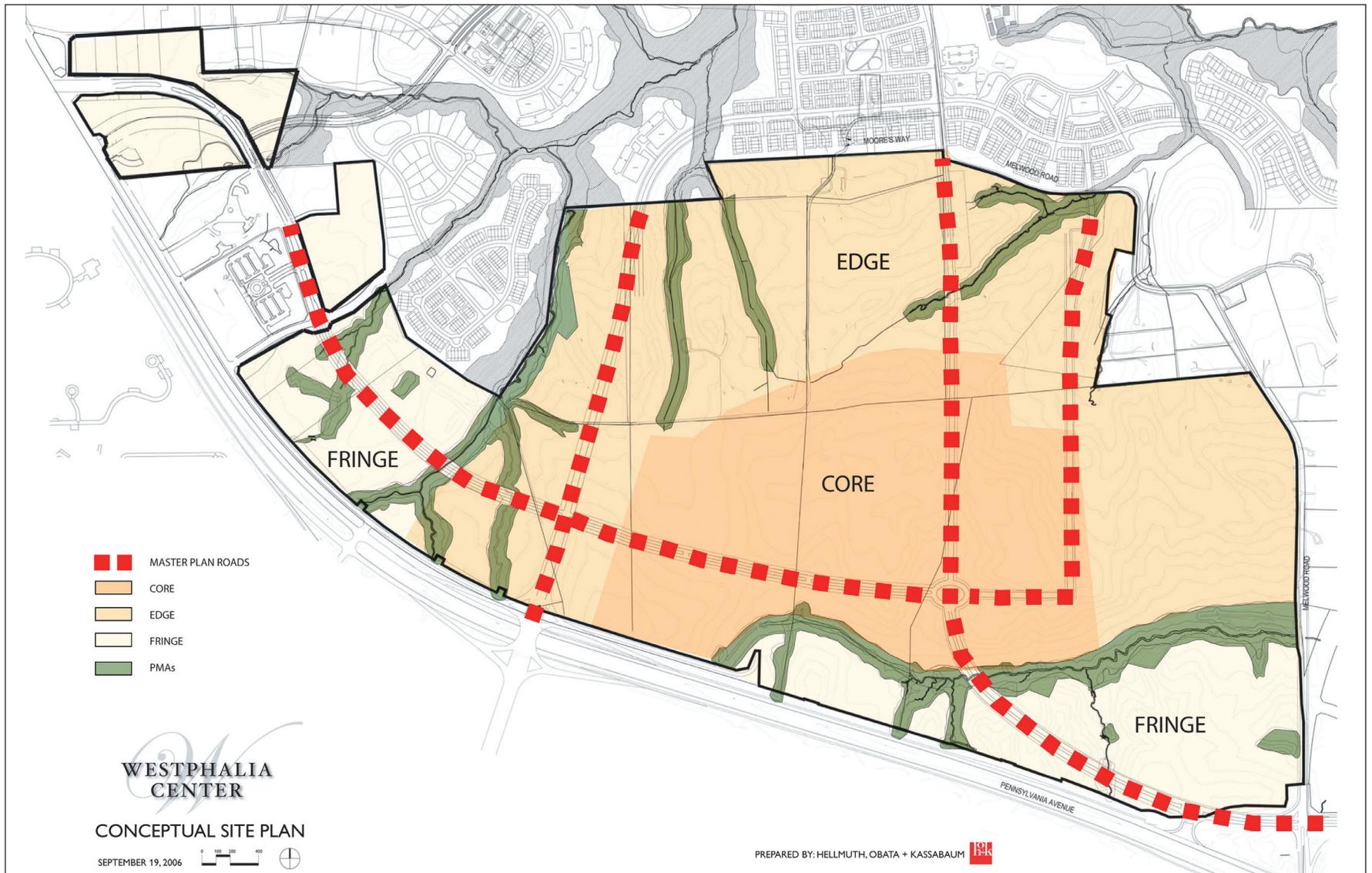
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Appendix 2. Public Record Exhibit 44 (Cont'd)



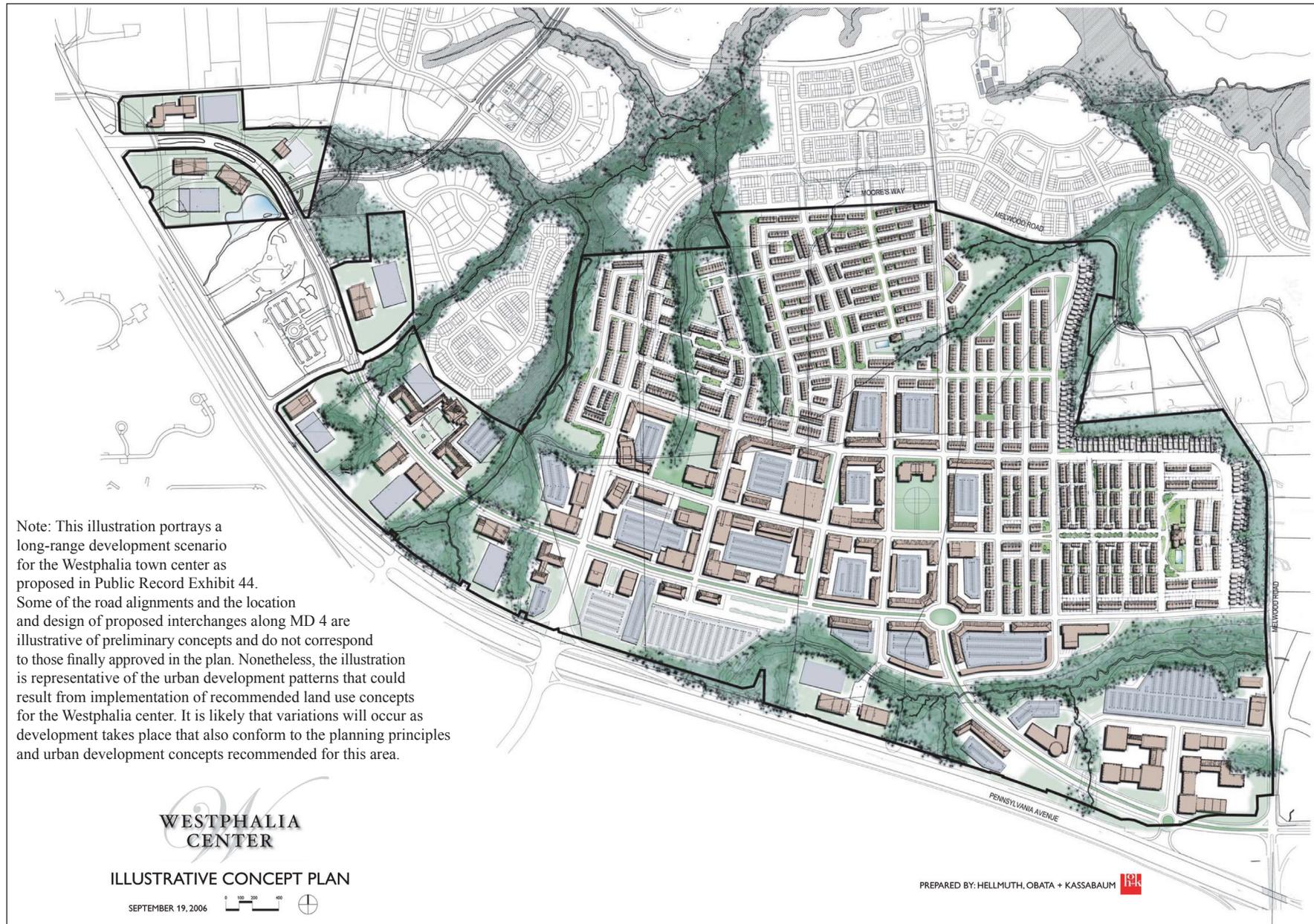
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Appendix 2. Public Record Exhibit 44 (Cont'd)



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Appendix 2. Public Record Exhibit 44 (Cont'd)



Appendix 3. Public Facilities Cost

Public Facilities

The cost of public facilities proposed by the 2007 Westphalia Sector Plan are estimated in a report entitled the Westphalia Sector Plan Public Facilities Financing Program (PFFP), dated January 18, 2007, that was prepared by Economics Research Associates (ERA) as a part of the sector plan preparation and review process. In addition to estimating the costs for each facility, the report identifies potential sources of revenue and financing strategies that might be considered in the future to finance facility construction (see report for details). The following tables from that report identify the anticipated costs for the public facilities recommended in the sector plan to support development in Westphalia when fully built.

Summary of Costs

Public facilities costs for the Westphalia sector area include public safety facilities, schools, a library, road and trail gaps, parks and existing neighborhood revitalization. The most significant costs are for the Grand Central Park, the roadway links, and schools, as summarized in Table A. More detailed cost breakdowns by type of facility can be found in the following sections.

Table A: Westphalia Sector Facilities Funding Needs

Total Facilities Costs	
Park Facilities Costs (including Westphalia recreation center)	\$ 8,727,040
Grand Central Park (preliminary estimate)	\$ 41,000,000
Roadway Gaps	\$ 102,059,928
Neighborhood Road/Drain Improvements	\$ 9,171,891
Schools Costs	\$ 235,000,000
Trail Gaps Costs	\$ 4,256,800
New Police Facility (TC)	\$ 3,500,000
New Fire Facility (TC)	\$ 2,500,000
New Library (TC)	\$ 6,500,000
Total Sector Costs	\$ 412,715,659

Source: The January 2007 Westphalia Sector Plan PFFP report (page 7), prepared by ERA.

Schools

Schools are one of the most critical elements of the proposed sector development, since they will directly affect the future marketability of the residential units, and therefore their value. The projected school facilities needed and their estimated costs are shown in Table B. The costs include construction and site preparation.

Parks

Several of the proposed developments within the sector include substantial private recreational amenities. While these may not be directly available to residents outside of these developments, they will reduce the need to provide public facilities to the residents of these subdivisions—in essence providing a substitute for public recreational facilities.

Facilities

Table C lists the required park facilities that would typically be required for the number of residential units being planned for the Westphalia sector area.

Police and Fire

The planned development in the sector will require new police and fire facilities in the town center, with costs as noted in the table below.

Table D: Police and Fire Cost

New Police Facility (TC)	\$	3,500,000
New Fire Facility (TC)	\$	2,500,000
Total Police and Fire Costs	\$	6,000,000

Source: The January 2007 Westphalia Sector Plan PFFP report (page 18), prepared by ERA.

Table B: Westphalia School Needs

School Need	Cost
High School/Park	\$ 90,000,000
Middle School	\$ 45,000,000
Elementary Schools	
Westphalia Community Park	\$ 20,000,000
Smith Home Farm	\$ 20,000,000
Woodside Village	\$ 20,000,000
Town Center Urban Elementary	\$ 20,000,000
Revitalization of Arrowhead	\$ 20,000,000
Total School Costs	\$ 235,000,000

Source: The January 2007 Westphalia Sector Plan PFFP report (page 8), prepared by ERA.

Table C: Park Facilities Needs

Facility	Number Required	Cost per Facility	Facility Construction Cost
Westphalia Recreation Center	1	\$ 1,600,000	\$ 1,600,000
Ballfields	10	\$ 276,480	\$ 2,764,800
Basketball Courts	3	\$ 138,240	\$ 414,720
Tennis Courts	4	\$ 126,720	\$ 506,880
Playgrounds	6	\$ 240,000	\$ 1,440,000
Picnic Areas	5	\$ 16,128	\$ 80,640
Parking Spaces	400	\$ 4,800	\$ 1,920,000
Total Park Facilities Costs			\$ 8,727,040

Source: The January 2007 Westphalia Sector Plan PFFP report (page 13), prepared by ERA.

Library

The sector will require an additional library at a cost of \$6,500,000. (Source: The January 2007 Westphalia Sector Plan PFFP report, page 18, prepared by ERA.)

Trails

Many of the proposed trails within the sector area will be within the proposed developments, and therefore the developers' responsibility. However, there are numerous gaps that would remain within the proposed trail network. These gaps in the trail network are identified in Table E.

Table E: Westphalia Trails/Bikeways Missing Links Analysis

Trail	Total Cost	Developer Funded (1)	Unfunded Cost
Suitland Parkway Trail	\$ 880,000	100%	\$ -
Ritchie-Marlboro Road Side Path	\$ 1,160,000	63%	\$ 424,000
Cabin Branch Stream Valley Trail	\$ 960,000	100%	\$ -
Back Branch Stream Valley Trail	\$ 960,000	16%	\$ 804,000
Melwood Legacy Trail	\$ 640,000	49%	\$ 328,000
C-636 Side Path	\$ 360,000	100%	\$ -
MC-632 Side Path	\$ 496,000	100%	\$ -
Presidential Parkway Trail	\$ 1,184,000	70%	\$ 360,000
P-615 Side Path	\$ 360,000	100%	\$ -
C-627 Side Path	\$ 280,000	86%	\$ 40,000
MC-635 Side Path	\$ 88,000	100%	\$ -
C-630 Side Path	\$ 304,000	26%	\$ 224,000
White House Road Wide Sidewalk	\$ 224,000	47%	\$ 120,000
C-604 and C-618 Side Path	\$ 784,000	43%	\$ 448,000
Connector Trail from C-613 to Back Branch Trail Connector (Back Branch to Stream Valley Connector Trail)	\$ 74,800	0%	\$ 74,800
Stream Valley Connector Trail (Services Road to Back Branch)	\$ 240,000	0%	\$ 240,000
Arrowhead ES Connector Trail (Turkey Branch to Sansbury Road)	\$ 180,000	0%	\$ 180,000
Rubble Fill Park Trails	\$ 270,000	0%	\$ 270,000
Total Trails Costs	\$ 10,188,800		\$ 4,256,800
	Trail Costs Excluding Rubble Fill Park Trails		\$ 3,512,800

(1) Includes sections funded through roadway improvements.

Source: The January 2007 Westphalia Sector Plan PFFP report (page 19), prepared by ERA.

Neighborhood Revitalization

The existing neighborhoods contain roadways and storm water management systems in need of upgrading. The estimated costs from DPW&T for these improvements are summarized in Table F.

Table F: Little Washington and Westphalia Neighborhood Costs

Description	Construction Cost	Storm Water Management Cost	Rights-of-way Cost	Total Cost
Melwood Road (Rt. 4 to 3900' N Rt.4)	\$891,719	\$561,300	\$ 156,000	\$1,609,019
25% Contingency				\$402,255
15% Design and Management				\$241,353
Subtotal				\$2,252,627
Chester Grove Subdivision				
Willow Avenue	\$98,718	\$92,210	\$ 74,400	\$265,328
Poplar Drive	\$154,168	\$169,990	\$ 126,000	\$450,158
Oak Street	\$233,294	\$237,820	\$ 171,600	\$642,714
25% Contingency				\$339,550
15% Design and Management				\$203,730
Subtotal				\$1,901,480
Little Washington Subdivision				
Washington Avenue	\$196,075	\$210,400		\$406,475
Lincoln Avenue	\$164,520	\$169,990	\$ 114,000	\$448,510
Booker T. Washington Drive	\$92,652	\$83,000		\$175,652
Cherry Lane	\$271,480	\$275,215	\$ 197,400	\$744,095
25% Contingency				\$443,683
15% Design and Management				\$266,210
Subtotal				\$2,484,625
Westphalia Estates				
Queensway Road	\$161,220	\$150,000		\$311,220
Noble Drive	\$153,258	\$145,000		\$298,258
Knight Court	\$74,560	\$65,000		\$139,560
Squire Road	\$194,431	\$190,000		\$384,431
Castle Drive	\$350,931	\$325,000		\$675,931
25% Contingency				\$452,350
15% Design and Management				\$271,410
Subtotal				\$2,533,160
Westphalia Recreation Center				\$1,600,000
Grand Total				\$10,771,892

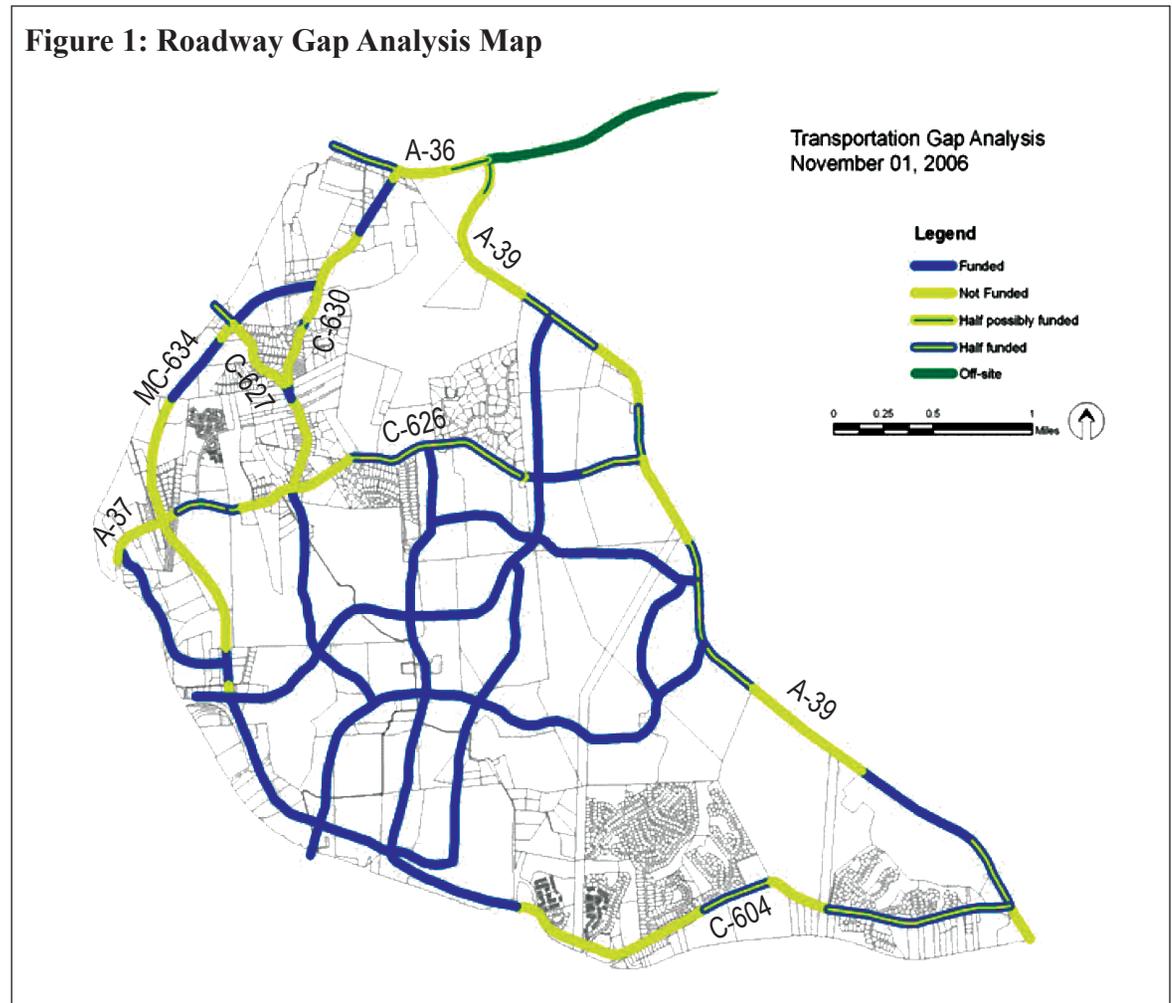
Source: The January 2007 Westphalia Sector Plan PFFP report (page 20), prepared by ERA.

Roadways

The roadway improvements include both those within the sector and those at the perimeter on state highways. The sections below detail the needs within each of these categories.

Roadway Links within Westphalia Sector Plan

Many of the roadway sections that are planned for within the Westphalia sector plan area will be within development sites, and therefore developer funded, with some negotiation to be completed regarding extra roadway widths. Therefore, within the Westphalia sector area, the primary funding need is for the “missing links” in the roadway network to connect the new and improved roadways on the development sites. Table G provides a summary of the gaps in the roadway network that will need to be closed and the costs for the improvements, as well as the improvements in existing neighborhoods.



Source: The January 2007 Westphalia Sector Plan PFFP report (page 21), prepared by ERA.

Table G: Westphalia Roadway Network Link and Gap Analysis

Roadway Gaps	Construction	Utilities	ROW	Total
A-36 (Whitehouse Road)	\$ 7,420,489	\$ 660,000	\$11,200,000	\$19,280,489
A-37 (Westphalia Road)	\$ 1,005,687		\$ 1,600,000	\$ 2,605,687
C-626 (Westphalia Road)	\$ 4,860,550	\$ 1,476,000	\$ 3,700,000	\$10,036,550
A-39 (Ritchie-Marlboro Road)	\$14,811,136	\$ 2,676,000	\$14,200,000	\$31,687,136
C-604 (Marlboro Pike)	\$ 5,636,886	\$1,824,000	\$ 5,500,000	\$12,960,886
C-637 (D'Arcy Road)	\$ 2,089,437	\$ 576,000	\$ 2,300,000	\$ 4,965,437
C-630 (Sansbury Road)	\$ 1,052,714	\$ 504,000	\$ 1,300,000	\$ 2,856,714
MC-634	\$ 8,867,029		\$ 9,000,000	\$17,667,029
Subtotal	\$45,543,928	\$ 7,716,000	\$48,800,000	\$102,059,928
Revitalization (See Table F for details)				Total
Melwood Road				\$2,252,627
Chester Grove				\$1,901,480
Little Washington				\$2,484,625
Westphalia Estates				\$2,533,160
Subtotal				\$9,171,892
Total Roadway Costs				\$111,231,820

Source: The January 2007 Westphalia Sector Plan PFFP report (page 22), prepared by ERA.

Table H: State Highway Improvements

State Roadway Improvements

The State Highway Administration has recommended the improvements to state highways adjacent to the Westphalia sector area as shown in Table H.

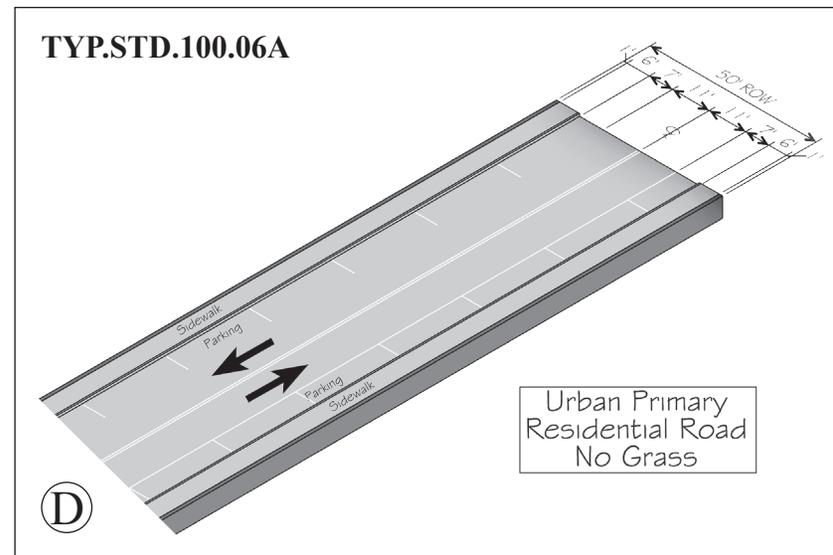
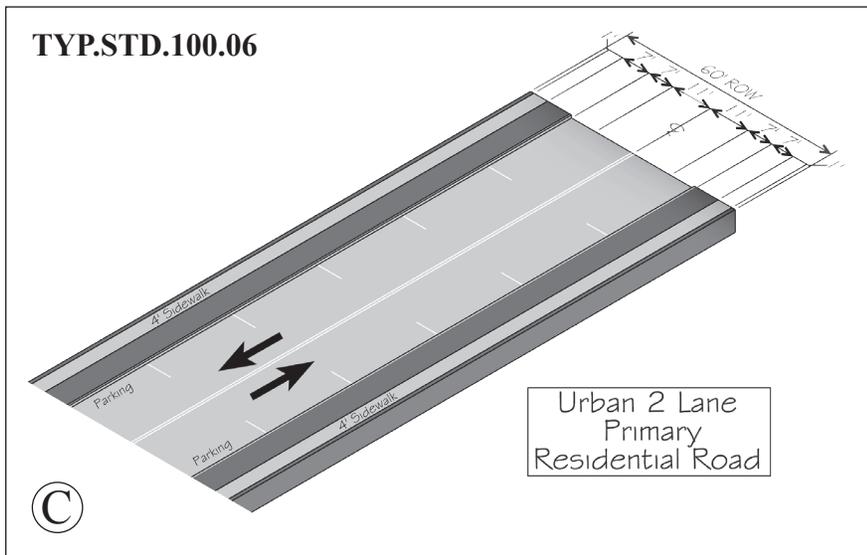
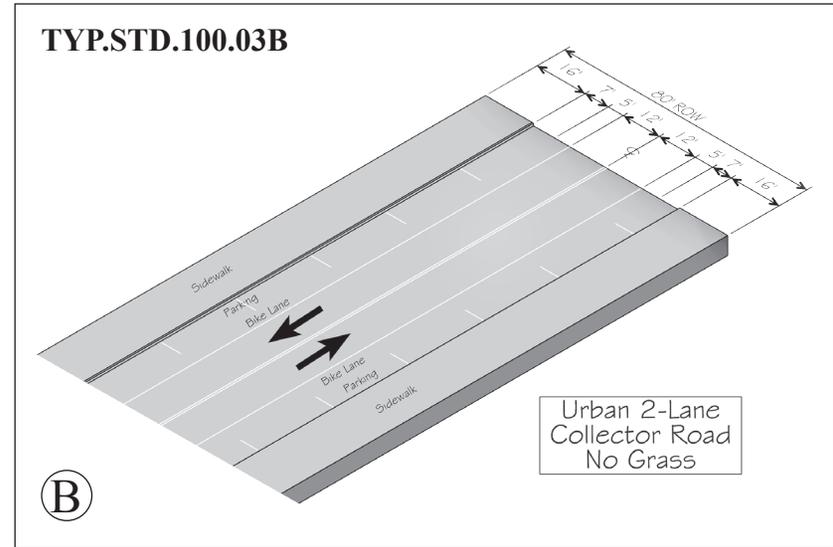
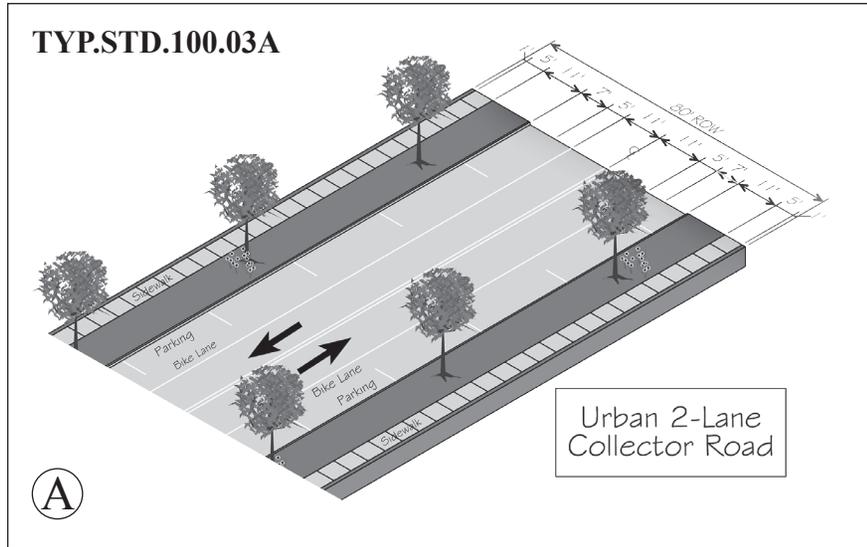
Highway Improvements	Cost (millions)
On MD 4 @	
Westphalia Road	\$65 - 70
Suitland Parkway	\$120 - 135
Dower House	\$85 - 95
MD 223	\$25 - 30
On I-95 @	
Ritchie Marlboro	\$125 - 175
Total	\$420 - 505

Source: The January 2007 Westphalia Sector Plan PFFP report (page 24), prepared by ERA.

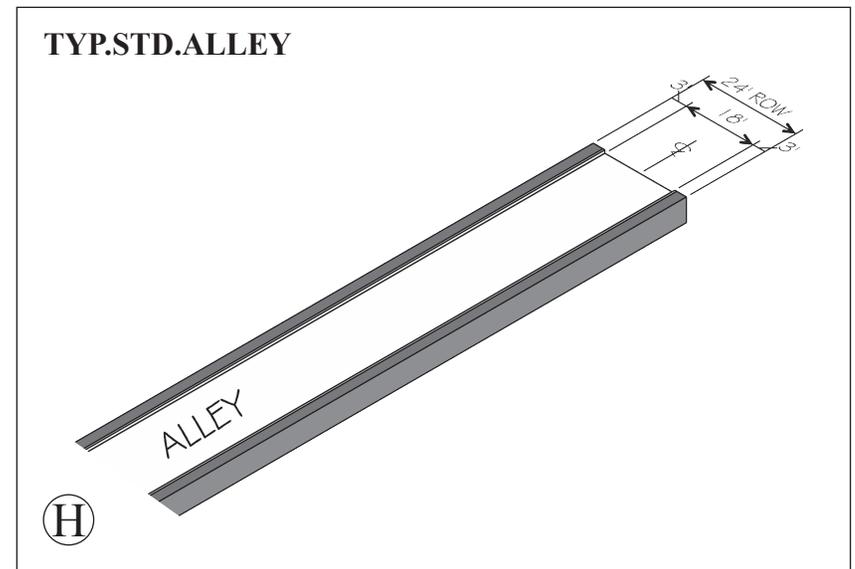
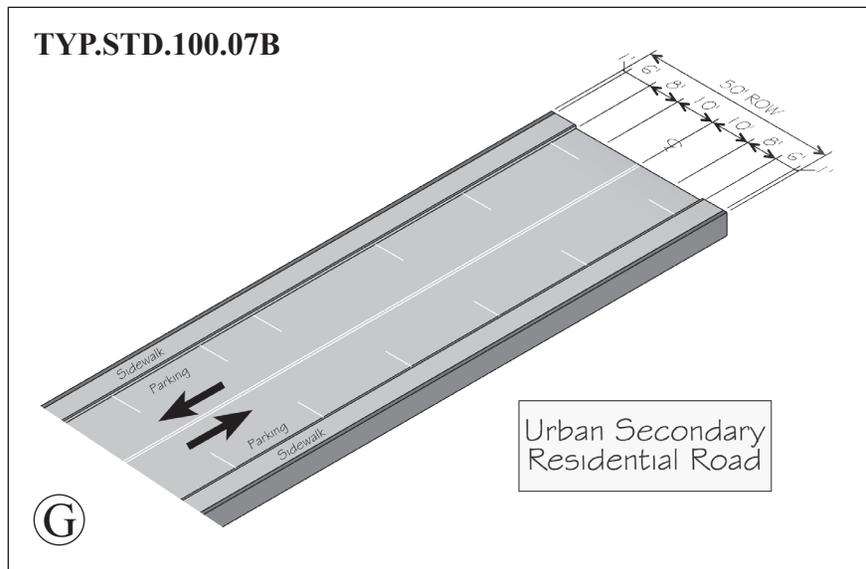
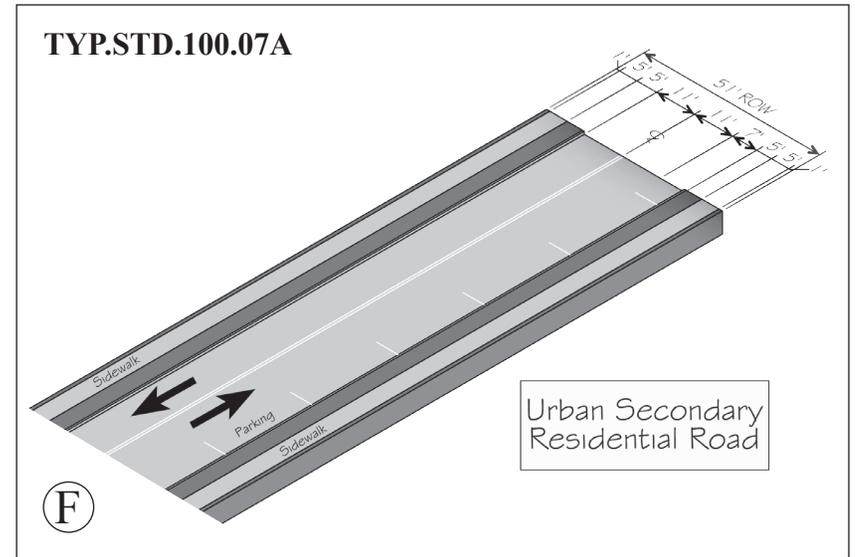
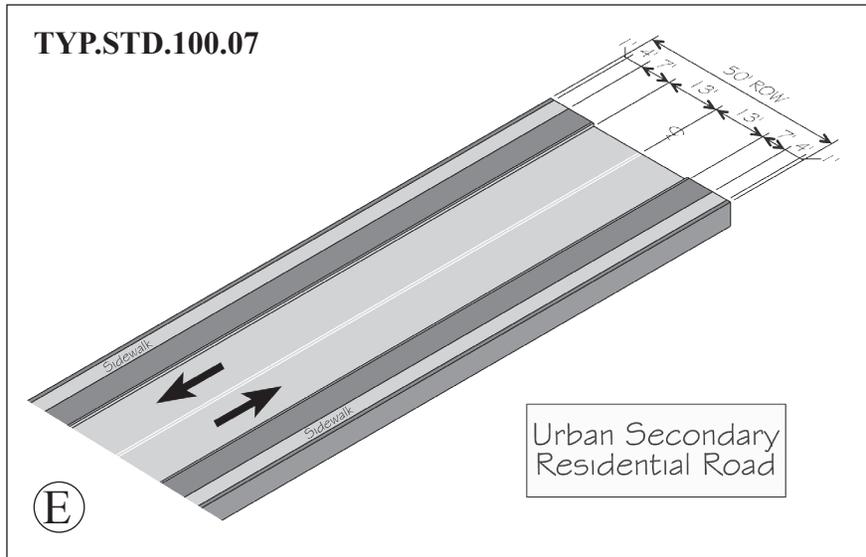
Appendix 4. Road Sections—Public Record Exhibit 65



Appendix 4. Road Sections—Public Record Exhibit 65 (Cont'd)



Appendix 4. Road Sections—Public Record Exhibit 65 (Cont'd)



**Appendix 5: Approval Condition from
CR-2-2007 (DR-2) for SMA Change 6**

Be it further resolved that the Basic Plan for A-9973, Woodside Village, is hereby approved with amendments, including the addition of the 11.65-acre Toll Brothers, Inc. property (see SMA 12 above), and the subject property is rezoned from the R-A Zone to the R-M Zone, with the Basic Plan as amended, and with the following limitations and conditions as contained in the recommendation of the Zoning Hearing Examiner dated July 13, 2006:

1. The following development data and conditions of approval serve as limitations on the land use types, densities, and intensities, and shall become a part of the approved Basic Plan:

Total area	381.95 acres
Land in the 100 year floodplain*	15.69 acres
Adjusted gross area: (381.95 less half the floodplain)*	374.15 acres
Density permitted under the R-M (Residential Medium Zone)	3.6–5.8 dwellings/acre
Base residential density (3.6 du/ac)*	1,347 dwellings
Maximum residential density (5.8 du/ac)*	2,170 dwellings
Approved Land Use Types and Quantities:	
Residential: 374.15 adjusted gross acres @ 3.8-4.0 du/ac*	1,422-1,497 dwellings
Number of the units above the base density:	75-150 dwellings
Permanent open space: (31 percent of original site area)*	116 acres
Public active open space: (parkland and school sites)*	26.0 acres minimum parkland 10 acres minimum elementary school 20 acres minimum middle school
Private open space (homeowner association and other)	60 acres

* To be validated during the review of a CDP to account for the addition of the 11.65-acre Toll Brothers, Inc. property.

2. Prior to approval of the Basic Plan the Applicant shall revise the Basic Plan to provide the following:
 - a. Eliminate the cul-de-sac streets on the Case property that stretch out of the subject site boundary into the Smith Home Farms property, and terminate the cul-de-sac within the subject property.
 - b. Show one (1) primary street connection between the subject property and the adjacent W. Bean property to the east.
3. The following shall be required as part of the comprehensive design plan (CDP) submittal package:

- a. The Transportation Planning staff shall make Master Plan transportation facility recommendations consistent with the Westphalia Sector Plan. The CDP road alignments shall conform to road alignments in all other adjacent approved subdivisions.
- b. The Transportation Planning staff shall review the list of significant internal access points as proposed by the Applicant along Master Plan roadways, including intersections of those roadways within the site. This list of intersections shall receive detailed adequacy study at the time of Preliminary Plan of Subdivision. The adequacy study shall consider appropriate traffic control as well as the need for exclusive turn lanes at each location.
- c. The Transportation Planning staff shall review minor street connections between the subject site and adjacent properties. All minor street connections shown on the comprehensive design plan shall conform to all other adjacent approved subdivisions.
- d. The Applicant shall build the MD 4/Westphalia Road interchange with the development of the subject property and this may be accomplished by means of a public/private partnership with the State Highway Administration and with other developers in the area. This partnership may be further specified at the time of Preliminary Plan of Subdivision, and the timing of the provision of this improvement shall also be determined at the time of Preliminary Plan of Subdivision.
- e. The CDP shall demonstrate that a majority of lots located along Westphalia Road are single-family detached lots in order to be compatible with the surrounding land use pattern and to preserve a rural character as recommended in the WCCP Study.
- f. The Applicant shall meet with and obtain written approval from the DPW&T to front and/or provide driveway access to any townhouse units that may be located along C-631. If the townhouses or two-over-two townhouses are to be located along any roadways, which are classified as collector and above, they should be accessed through an alley.
- g. The Applicant and the Applicant's heirs, successors, and/or assignees shall provide the following in conformance with the 1994 Master Plan and the WCCP Study:
 - (1) Department of Parks and Recreation coordination and approval.
 - (2) Provide an eight-foot wide sidepath or wide sidewalk along the subject property's entire frontage of Suitland Parkway extended.
 - (3) Provide a sidepath (Class II Trail) along the subject site's entire road frontage of Westphalia Road.
 - (4) Provide the internal HOA trails and sidepaths as conceptually shown on the submitted hiker and biker trail plan.
- h. Submit a design package that includes an image board and general design guidelines that establish review parameters, including design, material and color, for architectural, signage, entrance features and landscaping for the entire site.
- i. Provide a description of the type, amount, and general location of the recreation facilities on the dedicated parkland and elsewhere on the site, including provision of private open space and recreation facilities to serve development on all portions of the subject property.
- j. The Applicant, and the Applicant's heirs, successors and/or assignees shall agree to make a monetary contribution or provide in-kind services for the development, operation and maintenance of the central park. The recreational facilities packages shall be reviewed and approved by DPR prior to comprehensive design plan (CDP) approval. The total value of the monetary contribution (or in-kind services) for the development, operation and maintenance of the central park shall be \$3,500 per dwelling unit in 2006 dollars. The Applicant may make a contribution into

the “park club” or provide an equivalent amount of recreational facilities. The value of the recreational facilities shall be reviewed and approved by DPR staff. Monetary contributions may be used for the design, construction, operation and maintenance of the recreational facilities in the central park and/or the other parks that will serve the Westphalia Study Area. The park club shall be established and administered by DPR.

- k. The Applicant shall submit a scope of services from a qualified urban park design consultant for development of a Comprehensive Concept Plan for the portion of central park in the project area. The Comprehensive Concept Plan shall be prepared by a qualified urban park design consultant working in cooperation with a design team from DPR and Urban Design Section. Urban Design Section and DPR staff shall review credentials and approve the design consultant prior to development of a Comprehensive Concept Plan. The Comprehensive Concept Plan shall be approved by DPR prior to approval of the comprehensive design plan (CDP).
- l. The public recreational facilities shall be constructed in accordance with the standards outlined in the Parks and Recreation Facilities Guidelines. The concept plan for the development of the parks shall be shown on the comprehensive design plan.
- m. Provide a multiuse stream valley trail along the subject site’s portion of Cabin Branch, in conformance with the latest Department of Parks and Recreation guidelines and standards. Connector trails should be provided from the stream valley to adjacent residential development and recreational uses.
- n. Provide the site location and timing or propose a contribution for the pro-rata share of funding for the following public facilities to be reviewed and approved by the appropriate agencies and the Countywide Planning Division:
 - (1) Fire station
 - (2) Library
 - (3) Police facility
 - (4) Middle school
 - (5) Elementary school
- o. Submit a signed Natural Resources Inventory (NRI) with the comprehensive design plan. All subsequent plan submittals shall clearly show the Patuxent River Primary Management Area (PMA) as defined in Section 24-101(b)(10), and as shown on the signed NRI.
- p. Demonstrate that the PMA has been preserved to the fullest extent possible. Impacts to the PMA shall be minimized by making all necessary road crossings perpendicular to the streams and by using existing road crossings to the extent possible.
- q. Submit a required Type I Tree Conservation Plan (TCPI). The TCPI shall:
 - (1) Focus on the creation and/or conservation/preservation of contiguous woodland
 - (2) Concentrate priority areas for tree preservation in areas within the framework of the approved Green Infrastructure Master Plan, such as stream valleys. Reflect a 25 percent Woodland Conservation Threshold (WCT) and meet the WCT requirements on-site.
 - (3) Mitigate woodland cleared within the PMA’s Preservation Area on-site at a ratio of 1:1, with the exception of impacts caused by Master Plan roads which shall be mitigated 1:25. This note shall also be placed on all Tree Conservation Plans.

- (4) Focus afforestation in currently open areas within the PMA and areas adjacent to them. Tree planting should be concentrated in areas of wetland buffers and stream buffers, which are priority areas for afforestation and the creation of contiguous woodland.
 - (5) Prohibit woodland conservation on all residential lots.
 - r. Submit an exhibit showing areas where Marlboro Clay occurs on-site.
 - s. Submit a plan that addresses how housing will be provided for all income groups in accordance with Section 27-487 and the Master Plan recommendations for the planned community.
 - t. Present all roadway improvement plans for Westphalia Road to the Historic Preservation and Transportation Planning staff for review and comment to ensure that all scenic and historic features associated with this historic road are properly evaluated and preserved as necessary.
 - u. Complete a Phase I archeological investigation report and submit to the Historic Preservation staff for approval.
4. At the time of Preliminary Plan of Subdivision and/or prior to the first plat of Subdivision, the Applicant shall:
- a. Show proposed dedication area for a non-CIP-sized sewer extension approximately 2,400 feet long to serve the eastern portion of the property and connect to the 24-inch diameter sewer in the Cabin Branch stream valley, or other alternative as required by WSSC.
 - b. Submit Hydraulic Planning Analysis to WSSC to address access to adequate water storage facilities and water service to be approved by the WSSC to support the fire flow demands required to serve all site development.
 - c. Submit a letter of justification for all proposed PMA impacts, in the event disturbances are unavoidable.
 - d. Submit a plan, prior to Planning Board approval of a Preliminary Plan of Subdivision, that shall provide for:
 - (1) Either the evaluation of any significant archaeological resources existing in the project area at the Phase II level, or
 - (2) Avoiding and preserving the resource in place.
 - e. The Applicant shall dedicate 56 developable acres of public open space to the M-NCPPC for a park/school. The portion of the parkland needed for school construction shall be conveyed to the Board of Education when funding for construction is in place and conveyance of the property is requested by the Board of Education. The final determination of location of the land to be dedicated for park/school sites shall be determined at the time of CDP Plan approval. The land to be conveyed to the M-NCPPC shall be subject to the following conditions:
 - (1) An original, special warranty deed for the property to be conveyed, (signed by the WSSC Assessment Supervisor), shall be submitted to the Subdivision Section of the Development Review Division, Maryland-National Capital Park and Planning Commission (M-NCPPC), along with the final plats.
 - (2) M-NCPPC shall be held harmless for the cost of public improvements associated with land to be conveyed, including but not limited to, sewer extensions, adjacent road improvements, drains, sidewalks, curbs and gutters, and front-foot benefit charges prior to and subsequent to Final Plat.
 - (3) The boundaries and acreage of land to be conveyed to M-NCPPC shall be indicated on all development plans and permits, which include such property.

- (4) The land to be conveyed shall not be disturbed or filled in any way without the prior written consent of the Department of Parks and Recreation (DPR). If the land is to be disturbed, DPR shall require that a performance bond be posted to warrant restoration, repair or improvements made necessary or required by M-NCPPC development approval process. The bond or other suitable financial guarantee (suitability to be judged by the General Counsel's Office, M-NCPPC) shall be submitted to DPR within two weeks prior to applying for grading permits.
 - (5) Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to or owned by M-NCPPC. If the outfalls require drainage improvements on adjacent land to be conveyed to or owned by M-NCPPC, DPR shall review and approve the location and design of these facilities. DPR may require a performance bond and easement agreement prior to issuance of grading permits.
 - (6) All waste matter of any kind shall be removed from the property to be conveyed. All wells shall be filled and underground structures shall be removed. DPR shall inspect the site and verify that land is in acceptable condition for conveyance, prior to dedication.
 - (7) All existing structures shall be removed from the property to be conveyed, unless the Applicant obtains the written consent of the DPR.
 - (8) The Applicant shall terminate any leasehold interests on property to be conveyed to the Commission.
 - (9) No stormwater management facilities, or tree conservation or utility easements shall be proposed on land owned by or to be conveyed to M-NCPPC without the prior written consent of DPR. DPR shall review and approve the location and/or design of these features. If such proposals are approved by DPR, a performance bond, maintenance and easement agreements shall be required prior to the issuance of grading permits.
- f. Enter into an agreement with the DPR, prior to the first Final Plat of Subdivision, that shall establish a mechanism for payment of fees into an account administered by the M-NCPPC. The agreement shall note that the value of the in-kind services shall be determined at the sole discretion of DPR.
 - g. Submit three original, executed agreements for participation in the park club to DPR for their review and approval, eight weeks prior to a submission of a final plat of subdivision. Upon approval by DPR, the agreement shall be recorded among the Land Records of Prince George's County, Upper Marlboro, Maryland.
5. Prior to submittal of any grading or building permits, the Applicant shall demonstrate that the Dunblane (Magruder family) Cemetery shall be preserved and protected in accordance with Section 24-135-02 of the Subdivision regulations, including:
 - a. An inventory of existing cemetery elements.
 - b. Measures to protect the cemetery during development.
 - c. Provision of a permanent wall or fence to delineate the cemetery boundaries, and placement of an interpretive marker at a location close to or attached to the cemetery fence/wall. The Applicant shall submit for review and approval by the Historic Preservation staff, the design of the wall and design and proposed text for the marker at the Dunblane (Magruder family) cemetery.
 - d. Preparation of a perpetual maintenance easement to be attached to the legal deed (i.e., the lot delineated to include the cemetery). Evidence of this easement shall be presented to and approved by the Planning Board or its designee prior to final plat.

Appendix 6. Guide to Zoning Categories¹

RESIDENTIAL ZONES

R-O-S: Reserved Open Space—Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally-sensitive areas and ensure retention of land for nonintensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Minimum lot size	20 acres*
Maximum dwelling units per net acre	0.05

*Except for public recreational uses, for which no minimum area is required.

O-S: Open Space—Provides for areas of low-intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large-lot residential estates, nonintensive recreational use.

Standard lot size	5 acres
Maximum dwelling units per net acre	0.20

R-A: Residential-Agricultural—Provides for large-lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.

Standard lot size	2 acres
Maximum dwelling units per net acre	0.50

R-E: Residential-Estate—Permits large-lot estate subdivisions containing lots approximately one acre or larger.

Standard lot size	40,000 sq. ft.
Maximum dwelling units per net acre	1.08
Estimated average dwelling units per acre	0.85

¹ Definitions—

Minimum or standard lot size: The current minimum net contiguous land area required for a lot.

Average dwelling units per acre: The number of dwelling units that may be built on a tract—including the typical mix of streets, public facilities sites, and areas within the 100-year floodplain—expressed as a per-acre average.

R-R: Rural Residential—Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size	20,000 sq. ft. 15,000 sq. ft. if recorded prior to February 1, 1970 10,000 sq. ft. if recorded prior to July 1, 1967
Maximum dwelling units per net acre	2.17
Estimated average dwelling units per acre	1.85

R-80: One-Family Detached Residential—Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

Standard lot size	9,500 sq. ft.
Maximum dwelling units per net acre	4.5
Estimated average dwelling units per acre	3.4

R-55: One-Family Detached Residential—Permits small-lot residential subdivisions; promotes high density, single-family detached dwellings.

Standard lot sizes	6,500 sq. ft.
Maximum dwelling units per net acre	6.70
Estimated average dwelling units per acre	4.2

R-35: One-Family Semidetached, and Two-Family Detached, Residential—Provides generally for single-family attached development; allows two-family detached; detailed site plan approval required for lots served by private rights-of-way.

Standard lot sizes	3,500 sq. ft. for one-family, semidetached 7,000 sq. ft. for two-family, detached
Maximum dwelling units per net acre	12.44
Estimated average dwelling units per acre	8.5

R-T: Townhouse—Permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; detailed site plan approval required for attached dwellings.

Standard lot size per attached dwelling	1,800 sq. ft.
Maximum dwelling units per net acre	Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6
Minimum area for development	2 acres

R-20: One-Family Triple-Attached Residential—Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed site plan approval required for townhouses.

Standard lot sizes	3,200 sq. ft. for end lots 2,000 sq. ft. for interior townhouse lots
Maximum triple-attached dwellings per net acre	16.33
Maximum townhouses per net acre	6.0 (same as R-T)
Estimated average triple-attached dwelling units per net acre	11

R-30: Multifamily Low Density Residential—Provides for low density garden apartments; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; detailed site plan approval required for multifamily and attached dwellings.

Standard lot size	Garden apartments—14,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre	Garden apartments—10 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-30C: Multifamily Low Density Residential-Condominium—Same as R-30 above except ownership must be condominium, or development in accordance with the R-T Zone; detailed site plan approval required for multifamily and attached dwellings.

Standard lot size	Garden apartments—14,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre	Garden apartments—12 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-18: Multifamily Medium Density Residential—Provides for multiple family (apartment) development of moderate density; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; detailed site plan approval required for multifamily and attached dwellings.

Standard lot size	Apartments—16,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
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Maximum dwelling units per net acre	Garden apartments and three-family dwellings—12 Mid-rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6
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R-18C: Multifamily Medium Density Residential-Condominium—Same as above except ownership must be condominium, or development in accordance with the R-T Zone; detailed site plan approval required for multifamily and attached dwellings.

Standard lot size	Apartments—1 acre Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre	Garden apartments—14 Mid rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-H: Multifamily High-Rise Residential—Provides for suitable sites for high density, vertical residential development; also permits single-family detached dwellings; detailed site plan approval required for multifamily dwellings.

Minimum lot size	5 acres
Maximum dwelling units per net acre	48.4

R-10: Multifamily High Density Residential—Provides for suitable sites for high density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size	20,000 sq. ft.
Maximum dwelling units per net acre	48

R-10A: Multifamily, High Density Residential-Efficiency—Provides for a multifamily zone designed for the elderly, singles, and small family groups. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size	2 acres
Maximum dwelling units per net acre	48 plus one for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

MIXED USE/PLANNED COMMUNITY ZONES

M-X-T: Mixed Use-Transportation Oriented—Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/ Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit stop or station and will provide adequate transportation facilities for the anticipated traffic or at a location for which the applicable Master Plan recommends mixed uses similar to those permitted in the M-X-T Zone.

Lot size and dwelling types	No Restrictions
Maximum floor area ratio	0.4 without optional method; 8.0 with optional method (provision of amenities)

M-X-C: Mixed Use Community—Provides for a comprehensively planned community with a balanced mix of residential, commercial, light manufacturing, recreational and public uses; includes a multistep review process to assure compatibility of proposed land uses with existing and proposed surrounding land uses, public facilities and public services; mandates that each development include residential uses, community use areas, neighborhood centers and an integrated public street system with a variety of street standards.

Minimum tract size	750 gross acres
Lot size and dwelling types	No Restrictions
Maximum dwelling units per gross acre	2
Maximum floor area ratio for commercial uses	0.4

M-U-TC: Mixed-Use Town Center—Provides for a mix of commercial and limited residential uses which establish a safe, vibrant, 24-hour environment; designed to promote appropriate redevelopment of, and the preservation and adaptive reuse of selected buildings in, older commercial areas; establishes a flexible regulatory framework, based on community input, to encourage compatible development and redevelopment; mandates approval of a Development Plan at the time of zoning approval, that includes minimum and maximum Development Standards and Guidelines, in both written and graphic form, to guide and promote local revitalization efforts; provides for legally existing buildings to be expanded or altered, and existing uses for which valid permits have been issued to be considered permitted uses, and eliminating nonconforming building and use regulations for same.

M-U-I: Mixed-Use Infill—Promotes Smart Growth principles by encouraging the efficient use of land, public facilities and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in a Transit District Overlay Zone or a Development District Overlay Zone.

R-P-C: Planned Community—Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational, commercial, institutional, and employment facilities within the planned community; requires conformance with an Official Plan identifying zoning subcategories, that has been adopted by the Planning Board following approval of a Final Plan by the District Council at the time of rezoning, and for certain R-P-C Zones, approval of a detailed site plan prior to development.

Lot size and dwelling types	Varied
Maximum dwelling units per gross acre	8

R-M-H: Planned Mobile Home Community—Provides for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities, subject to detailed site plan approval.

Minimum lot size	4,000 sq. ft.
Maximum mobile homes per acre	7

COMPREHENSIVE DESIGN ZONES

(These zones require three-phase development plan review, the first of which is basic plan approval at the time of rezoning that establishes general land use types, land use relationships, and minimum land use quantities. In zones providing for density and intensity ranges, increases in base density and intensity within the limits prescribed are allowed in return for public benefit features provided by the developer.)

R-L: Residential Low Development—Provides for low-density residential development in areas recommended by a master plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 100 adjoining gross acres
Low .5	Base density (dwelling units per gross acre)—.5 Maximum density—.9 Maximum mixed retirement development density—8 du/gross acre
Low 1.0	Base Density (dwelling units per gross acre)—1.0 Maximum density—1.5 Maximum mixed retirement development density—8 du/gross acre

R-S: Residential Suburban Development—A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 25 adjoining gross acres
Suburban 1.6	Base density (dwelling units per gross acre)—1.6 Maximum density—2.6 Maximum mixed retirement development density—8 du/gross acre

Suburban 2.7

Base density (dwelling units per gross acre)—2.7
Maximum density—3.5
Maximum mixed retirement development density—8 du/gross acre

R-M: Residential Medium Development—A mixture of residential types with a medium-density range; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size
Medium 3.6

Generally 10 adjoining gross acres
Base density (dwelling units per gross acre)—3.6
Maximum density—5.7
Maximum mixed retirement development density—8 du/gross acre
Base density (dwelling units per gross acre)—5.8
Maximum density—7.9
Maximum mixed retirement development density—8 du/gross acre

Medium 5.8

R-U: Residential Urban Development—A mixture of residential types generally associated with an urban environment; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size
Urban 8.0

Generally 5 adjoining gross acres
Base density (dwelling units per gross acre)—8.0
Maximum density—11.9
Maximum mixed retirement development density—8 du/gross acre
Base density (dwelling units per gross acre)—12.0
Maximum density—16.9
Maximum mixed retirement development density—8 du/gross acre

Urban 12.0

L-A-C: Local Activity Center—A mixture of commercial retail and service uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

Neighborhood

Minimum tract size
Base residential density
Maximum residential density
Base commercial intensity
Maximum commercial intensity
Maximum mixed retirement development density

4 adjoining gross ac.
8 du/gross resid. ac.
12.1 du/gross resid. ac.
0.16 FAR
0.31 FAR
8 du/gross ac..

Village

Minimum tract size	10 adjoining gross ac.
Base residential density	10 du/gross resid. ac.
Maximum residential density	15 du/gross resid. ac.
Base commercial intensity	0.2 FAR
Maximum commercial intensity	0.64 FAR
Maximum mixed retirement development density	8 du/gross ac.

Community

Minimum tract size	20 adjoining gross ac.
Base residential density	10 du/gross resid. ac.
Maximum residential density	20 du/gross resid. ac.
Base commercial intensity	0.2 FAR
Maximum commercial intensity	0.68 FAR
Maximum mixed retirement development density	8 du/gross ac.

M-A-C: Major Activity Center—A mixture of uses which serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.

Minimum tract size	Generally 40 adjoining gross acres
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Metro Center

Base residential density	48 du/gross resid. ac.
Maximum residential density	125 du/gross resid. ac.
Base commercial intensity	1.0 FAR/gross commercial ac.
Maximum commercial intensity	2.7 FAR/gross commercial ac.
Minimum residential floor area	20% of total at time of full development
Maximum mixed retirement development density	8 du/gross ac.

New Town or City Corridor Center

Base residential density	10 du/gross resid. ac.
Maximum residential density	47.9 du/gross resid. ac.
Base commercial intensity	0.2 FAR/gross commercial ac.
Maximum commercial intensity	0.88 FAR/gross commercial ac.
Minimum residential floor area	20% of total at time of full development
Max. mixed retirement development density	8 du/gross ac.

E-I-A: Employment and Institutional Area—A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.

Minimum tract size	Generally 5 adjoining gross acres
Minimum open space improved by landscaping	20% of net lot area

V-L: Village-Low—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This zone may be utilized in areas recommended for permanent low density by a master plan.

Minimum tract size	150 contiguous gross acres
Maximum density	1.3 dwelling units per gross acre

V-M: Village-Medium—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This zone may be utilized in areas recommended for permanent low density by a master plan.

Minimum tract size	300 contiguous gross acres
Maximum density	2.0 dwelling units per gross acre

COMMERCIAL ZONES

C-O: Commercial Office—Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.

C-A: Ancillary Commercial—Certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 net acres.

C-1: Local Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-2: General Commercial, Existing—All of the uses permitted in the C-S-C Zone, with additions and modifications.

C-C: Community Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-G: General Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-S-C: Commercial Shopping Center—Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.

C-H: Highway Commercial, Existing—All of the uses permitted in the C-M Zone.

C-M: Commercial Miscellaneous—Varied commercial uses, including office and highway-oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.

C-W: Commercial Waterfront—Marine activities related to tourism, vacationing, boating and sports, water-oriented recreation, together with limited employment areas which cater to marine activities along a waterfront.

C-R-C: Commercial Regional Center—Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development—one hundred (100) gross continuous acres; maximum FAR—.75; maximum building height—75 ft.; maximum building coverage, excluding parking—50%; detailed site plan approval required.

Industrial Zones

I-1: Light Industrial—Light intensity manufacturing, warehousing, and distribution uses; 10% green area required.

I-2: Heavy Industrial—Highly intensive industrial and manufacturing uses; 10% green area required.

I-3: Planned Industrial/Employment Park—Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; conceptual and detailed site plan approval required; 25% green area required; outdoor uses restricted; warehousing and wholesaling uses limited.

I-4: Limited Intensity Industrial—Limited intensity (0.3 FAR) commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25% green area required.

U-L-I: Urban Light Industrial—Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.

OVERLAY ZONES

T-D-O: Transit District Overlay—Intended to ensure that development in a designated district meets the goals established in a Transit District Development Plan. Transit Districts may be designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides.

D-D-O: Development District Overlay—Intended to ensure that development in a designated district meets the goals established in a master plan, master plan amendment or sector plan. Development districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas and other special areas as identified in approved plans.

CHESAPEAKE BAY CRITICAL AREA OVERLAY ZONES

I-D-O: Intense Development Overlay—To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial and industrial land uses with development intensity limits. Maximum residential density is the same as the underlying zone.

L-D-O: Limited Development Overlay—To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing areas of natural habitat, while accommodating additional low- or moderate-intensity development. Maximum residential density is the same as the underlying zone, up to 4.0 du/net acre maximum.

R-C-O: Resource Conservation Overlay—To provide adequate breeding, feeding and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource-oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay. Maximum residential density—.05 du/ gross acre.

REVITALIZATION OVERLAY DISTRICTS

R-O-D: Revitalization Overlay District—Intended to ensure the orderly development or redevelopment of land within a designated district. Revitalization Districts provide a mechanism for the county to delegate full authority to local municipalities to approve departures from parking, landscaping and sign standards. In addition, limited authority is also delegated for the approval of variances from building setbacks, lot coverage, yards and other dimensional requirements of existing zoning.

ARCHITECTURAL OVERLAY DISTRICTS

A-C-O: Architectural Conservation Overlay—Intended to ensure that development and redevelopment efforts preserve and protect the architectural or design character of neighborhoods in accordance with an approved architectural conservation plan. Conservation districts may be designated in areas where the majority of properties have been developed and they exhibit distinct, unifying elements, characteristics, design or other physical features.

CERTIFICATE OF ADOPTION AND APPROVAL

This *Approved Westphalia Sector Plan and Sectional Map Amendment* amends portions of the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)*; the 2002 *Prince George's County Approved General Plan* for the physical development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide Green Infrastructure Functional Master Plan*; the 1982 *Master Plan of Transportation*; the 1983 *Functional Master Plan for Public School Sites*; the 1990 *Public Safety Master Plan*; the 1992 *Prince George's County Historic Sites and Districts Plan*; and the 1975 *Countywide Trails Plan*, including the 1985 *Equestrian Addendum*. The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the sector plan and sectional map amendment by PGCPB Resolution No. 06-159 on July 6, 2006, after a duly advertised joint public hearing held on May 23, 2006, in conjunction with the Prince George's County Council, sitting as the District Council, pursuant to the provisions of Section 27-645 of the County Code of Prince George's County, Maryland. The Prince George's County Council, sitting as the District Council, approved the sector plan and sectional map amendment by Resolution No. CR-2-2007 (DR-2) on February 6, 2007, after a duly advertised joint public hearing held on September 19, 2006, and January 17, 2007

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



Samuel J. Parker, Jr., AICP
Chairman



Royce Hanson
Vice Chairman



Patricia Colihan Barney
Secretary-Treasurer