



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20050-02 **Councilmanic District:** 9
Meeting Date: 1/13/2025 **Zone(s):** RMF-48 (Prior; M-X-T)
Case Name: Stephen's Crossing at Brandywine
Applicant: ESC Stephens, L.C.
Location: Located in the northeastern quadrant of the intersection of Mattawoman Drive and MD 381 (Brandywine Road) (89.50 Acres; RMF-48 Zone (Prior; M-X-T Zone).
Request: Requesting approval of a Detailed Site Plan (DSP) amendment application to convert the 116 approved two-over-two units to 65 townhouse units and revise the approved eight townhouse lots along Beane Court (approved Lots 7–14, Block B) into 10 lots (approved Lots 7–16, Block B), for an additional two townhouse units. In total, this DSP adds an additional 67 townhouse units to the overall development. This DSP also approves minor roadway realignment of Corn Tassel Lane and Ferndale Farm Lane (two private streets running parallel to Cattail Way) and lengthening of private street Beane Court. In addition, this DSP seeks to revise the intersection of Cattail Way and Mattawoman Drive for the construction of a roundabout.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 1/16/2025

Review date: 1/30/2025

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/01/2024	approval with conditions
M-NCPPC Planning Board	12/12/2024	approval with conditions
Sitting as the District Council	01/13/2025	

Document(s): DSP-20050-02-Planning Board Resolution, DSP-20050-02-PORL,

DSP-20050-02-Technical Staff Report