



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

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**Case No.:** DSP-07058-01 **Councilmanic District:** 6  
**Meeting Date:** 4/24/2017 **Zone(s):** R-R / M-I-O  
**Case Name:** Marlboro Ridge, Phase 5  
**Applicant:** Toll MD V Limited Partnership  
**Location:** Located a portion of a larger development known as Marlboro Ridge, which is located on the southwest side of Ritchie Marlboro Road, approximately 2,500 feet south of its intersection with Westphalia Road. The area covered in the subject DSP approval is located in the northern portion of the property, west of and immediately adjacent to the Potomac Electric Power Company (PEPCO) power line right-of-way that bisects the overall site (85.14 Acres; R-R / M-I-O Zones).  
**Request:** Requesting approval of a Detailed Site Plan for a revision of Phase 5 of the Marlboro Ridge Development to change the lot distribution from 70 small single-family detached lots and 55 large single-family detached lots to 62 townhouses and 59 single-family detached units.

#### Companion

**Case(s):**

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#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval, with Conditions

**Planning Board:** Approval, with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

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#### LEGAL DEADLINES:

**Appeal date:** 5/11/2017

**Review date:** 5/11/2017

**Action date:**

*Comments:*

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**Staff:** Ruth E. Grover, AICP, MUP

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#### HISTORY:

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**Acting Body:**

**Date:**

**Action:**

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M-NCPPC Technical Staff

03/10/2017

approval with conditions

M-NCPPC Planning Board

04/06/2017

approval with conditions

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**Document(s):**