



# Prince George's County Council

Sitting as the District Council

## Zoning Agenda Item Summary

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**Case No.:** SDP-1701-03 **Councilmanic District:** 9  
**Meeting Date:** 7/27/2020 **Zone(s):** L-A-C / R-M / M-I-O  
**Case Name:** Timothy Branch  
**Applicant:** Timothy Branch Inc  
**Location:** The subject pods, RM-3 and RM-4, are located in the middle of the larger development known as the Villages at Timothy Branch, which is located on the south side of MD 381 (Brandywine Road), approximately 1,000 feet east of its intersection with Short Cut Road (322.41 Acres; L-A-C / R-M / M-I-O Zones).  
**Request:** Requesting approval of a Specific Design Plan (SDP) for the development of 251 dwelling units in the RM-3 and a portion of the RM-4 pods, as the second phase of residential development of the Villages of Timothy Branch. These dwelling units consist of 96 single-family attached (townhouses), 30 single-family semidetached (duplexes), and 125 single-family detached dwelling 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:** 8/17/2020

**Review date:** 9/21/2020

**Action date:**

*Comments:*

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**Staff:** Adam Bossi

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### HISTORY:

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Acting Body:	Date:	Action:
M-NCPPC Planning Board	07/09/2020	approval with conditions
Sitting as the District Council	07/27/2020	waived election to review

**Notes:** Council waived election to review for this item (Vote: 11-0).

Aye: 11 Turner, Anderson-Walker, Davis, Dernoga, Franklin, Glaros, Harrison, Hawkins, Ivey, Streeter and Taveras

Clerk of the Council 08/24/2020 mailed

**Notes:** Memo transmitted to James Hunt, Division Chief, M-NCPPC Development Review

*Division, and mailed to Persons of Record that the Planning Board's decision is final.*

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**Document(s):** SDP-1701-03\_Memo\_Planning Board Decision is Final, SDP-1701-03 Zoning Agenda Item Summary, SDP-1701-03 Planning Board Resolution NO. 2020-102, SDP-1701-03\_POR List, SDP-1701-03 Technical Staff Report