



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: CSP-24002 **Councilmanic District:** 9
Meeting Date: **Zone(s):** RMF-48 / MIO (Prior; M-X-T/M-I-O)
Case Name: 8808 Old Branch Avenue
Applicant: D.R. Horton, Inc.
Location: Located on the east side of Old Branch Avenue, approximately 1,150 feet north of its intersection with Woodyard Road (5.78 Acres; RMF-48/MIO Zones (Prior; M-X-T/M-I-O Zones).
Request: Requesting approval of a Conceptual Site Plan (CSP) for the development of approximately 45 to 55 single-family attached (townhouse) residential units with associated infrastructure improvements, in conjunction with an existing office building of 6,336 square feet.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 11/21/2025

Review date: 11/21/2025

Action date:

Comments:

Staff: Te-Sheng (Emery) Huang

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	09/11/2025	approval with conditions
M-NCPPC Planning Board	10/16/2025	approval with conditions

Document(s): CSP-24002-Planning Board Resolution, CSP-24002-PORL, CSP-24002-Technical Staff Report