



# Prince George's County Council

## Sitting as the District Council

### Zoning Agenda Item Summary

---

**Case No.:** DSP-21013 **Councilmanic District:** 8  
**Meeting Date:** 4/22/2025 **Zone(s):** RSF-A / AG Zones (Prior R-T / O-S Zones)  
**Case Name:** Broad Creek Townhouses at Henson Creek  
**Applicant:** Abdolhossein Ejtemal, Hossein Ejtemai, and Mahmoud Pirzadeh  
**Location:** Located in the northwest of the intersection of Livingston Road and Oxon Hill Road (14.87 Acres; RSF-A / AG Zones (Prior R-T / O-S Zones)).  
**Request:** Requesting approval of a Detailed Site Plan (DSP) for the development of 80 single-family attached dwelling (townhouse) units with associated infrastructure and amenities.

#### Companion

**Case(s):**

---

#### DECISIONS/RECOMMENDATION:

**Technical Staff:** Approval with Conditions

**Planning Board:** Approval with Conditions

**Zoning Hearing Examiner:**

**Municipality:**

**Opposition:**

---

#### LEGAL DEADLINES:

**Appeal date:** 5/1/2025

**Review date:** 5/1/2025

**Action date:** 6/13/2025

*Comments:*

---

**Staff:** Te-Sheng (Emery) Huang

---

#### HISTORY:

---

| Acting Body:   | Date:      | Action:  |
|--|------------|--|
| M-NCPPC Technical Staff  | 02/20/2025 | approval with conditions   |
| M-NCPPC Planning Board   | 03/27/2025 | approval with conditions   |
| Sitting as the District Council  | 04/14/2025 | elected to review  |
| <b>Notes:</b> Council elected to review this item (Vote:9-0; Absent: Council Member Fisher). |            |  |
| Aye:   | 9          | Harrison, Blegay, Dernoga, Hawkins, Olson, Watson, Burroughs, Oriadha and Ivey |
| Absent:  | 1          | Fisher   |
| Sitting as the District Council  | 04/22/2025 |  |

---

**Document(s):** DSP-21013-Planning Board Resolution, DSP-21013-PORL, DSP-21013-Technical

Staff Report