



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: ZMA-2022-003 **Councilmanic District:** 9
Meeting Date: 3/11/2024 **Zone(s):** RR (Prior R-R)
Case Name: Smith Lake Estates
Applicant: DR Horton, Inc.
Location: Located approximately 800 feet southwest of the intersection of Commo Road and Frank Tippett Road in Upper Marlboro, Maryland. (62.52 Acres; RR Zone (Prior R-R Zone).
Request: Requesting approval of a Zoning Map Amendment (ZMA) to rezone approximately 62.52 acres in the RR (Residential, Rural) Zone to the R-PD (Residential Planned Development) Zone for the development of a maximum of 150 single-family detached and townhouse dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with conditions
Planning Board: Approved with conditions
Zoning Hearing Examiner: Approved with conditions

LEGAL DEADLINES:

Appeal date: 2/26/2024
Review date:
Action date: 5/24/2024

Municipality:

Comments:

Opposition:

Staff: Dominique Lockhart

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	05/04/2023	approval with conditions
M-NCPPC Planning Board	11/09/2023	approval with conditions
Zoning Hearing Examiner	01/25/2024	approval with conditions
Sitting as the District Council	02/26/2024	referred for document

Notes: Council referred item to staff for preparation of an approving document, with conditions (Vote: 9-0; Absent: Council Members Franklin and Hawkins).

Aye: 9 Ivey, Harrison, Dernoga, Blegay, Burroughs, Fisher, Olson, Oriadha and Watson

Absent: 2 Franklin and Hawkins

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03/11/2024

Document(s): ZMA-2022-003 Notice of ZHE Decision, ZMA-2022-003 ZHE Decision,
ZMA-2022-003 PORL, ZMA-2022-003 Technical Staff Report, ZMA 2022-003
ZHE Exhibit List, ZMA-2022-003 Exhibits 1-35