



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DSP-20032 **Councilmanic District:** 9
Meeting Date: 1/16/2024 **Zone(s):** RMF-48 (Prior; M-X-T)
Case Name: Addition to Signature Club at Manning Village
Applicant: Signature Land Holdings, LLC
Location: On the west side of Manning Road East (P-501), approximately 280 feet north of its intersection with MD 228 (Berry Road). (7.26 Acres; RMF-48 Zone (Prior M-X-T Zone)).
Request: Requesting approval of a Detailed Site Plan (DSP) for development of 76 single-family attached (townhouse) dwelling units, of which 4 will be live/work units. The 76 dwelling units will be located on lots that are at least 1,530 square feet. Each lot will contain either a 20-foot-wide unit or a 24-foot-wide unit. The DSP also includes 12 parcels, which will be utilized for private streets and alleys, homeowners association (HOA) facilities, stormwater management (SWM) facilities, and open space and recreation areas.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved with conditions

Planning Board: Approved with conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 12/14/2023

Review date: 1/16/2024

Action date:

Comments:

Staff: Andrew Shelly

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	10/19/2023	approval with conditions
M-NCPPC Planning Board	11/09/2023	approval with conditions

Document(s): DSP-20032_Planning Board Resolution 11-9-2023, DSP-20032 PORL, DSP-20032_Technical Staff Report