



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: A-10060 **Councilmanic District:** 9
Meeting Date: 10/17/2022 **Zone(s):** R-E / R-R
Case Name: Saddle Ridge
Applicant: D.R. Horton, Inc. /Saddle Ridge
Location: Located on the north side of Accokeek Road and the south side of Floral Park Road, approximately one mile west of the Branch Avenue (MD 5) / Brandywine Road / Accokeek Road intersection (289.36 Acres; R-E / R-R Zones).
Request: Requesting approval of a Zoning Map Amendment for the rezoning of approximately 289.36 acres of R-E (Residential Estates) and R-R (Rural Residential) zoned land to the R-S (Residential Suburban Development) or LCD (Legacy Comprehensive Design) Zone.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval

Planning Board:

Zoning Hearing Examiner: Approval

Municipality:

Opposition: Mr. Mark Calhoun

LEGAL DEADLINES:

Appeal date: 6/2/2022

Review date:

Action date: 10/31/2022

Comments:

Staff: Tom Sievers

HISTORY:

| Acting Body: | Date: | Action: |
|---|--------------|----------------|
| M-NCPPC Technical Staff | 01/20/2022 | approval |
| Zoning Hearing Examiner | 05/03/2022 | approval |
| Notes: <i>Approval of the R-S Zone.</i> | | |
| Sitting as the District Council | 05/09/2022 | deferred |
| Notes: <i>Deferred to next District Council Hearing on May 16, 2022.</i> | | |
| Sitting as the District Council | 05/16/2022 | deferred |

Person of Record 06/02/2022 appealed

Notes: *Mark Calhoun, Persons of Record filed an appeal in opposition of the Zoning Hearing Examiner's Decision.*

Clerk of the Council 07/11/2022 mailed

Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Applicant 09/09/2022 filed

Notes: *Matthew C. Tedesco Esq., attorney for the applicant filed a response to the June 2, 2022 Exceptions and Request for Oral Argument filed by petitioner.*

Sitting as the District Council 09/12/2022

Clerk of the Council 09/12/2022 mailed

Notes: *Notice of Oral Argument Hearing Location Change was mailed to Persons of Record.*

Sitting as the District Council 09/19/2022 hearing held; referred for document

Notes: *Dominique Lockhart, M-NCPPC planning staff, provided an overview of the Zoning Map Amendment application. Stan Brown, People's Zoning Counsel, provided an overview of the case and commented on the factual and legal arguments presented by the parties. Matthew Tedesco Esq., attorney for applicant spoke in support. Mark Calhoun person of record spoke in opposition. Hearing Held, Council referred item to staff for preparation of an approving document, (Vote:6-2; Nay: Council Members Dernoga and Ivey; Absent: Council Members Burroughs, Glaros and Taveras).*

Aye: 6 Hawkins, Franklin, Harrison, Streeter, Turner and Medlock

Nay: 2 Dernoga and Ivey

Absent: 3 Glaros, Taveras and Burroughs

Sitting as the District Council 10/17/2022

Document(s): A-10060 Zoning Agenda Item Summary, A-10060 Presentation Slides, A-10060 Tedesco to Brown (Response to Exception file) 9-9-2022, A-10060 Calhoun to Brown (Appeal Letter), A-10060 Notice of Oral Argument Hearing Location Change, A-10060 Notice of Oral Argument Hearing, A-10060 Notice of ZHE Decision, A-10060 ZHE Decision, A-10060 PORL, A-10060 Technical Staff Report, A-10060 Exhibits, A-10060 Exhibit List, A-10060 10-27-2021 Transcript, 7-11-2022 PZC Notice of Intention to Participate District Council 9-19-2022