



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: DET-2024-015 **Councilmanic District:** 9
Meeting Date: 3/10/2026 **Zone(s):** R-PD
Case Name: Smith Lakes Estates
Applicant: D.R. Horton, Inc.
Location: Located on the west side Frank Tippet Road, approximately 800 feet southwest of its intersection with Commo Road (62.52 Acres; R-PD Zone).
Request: Requesting of a Detailed Site Plan (DET) for the development of 75 single-family detached and 68 single-family attached (townhomes) residential dwelling units.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approval with Conditions

Planning Board: Approval with Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 1/15/2026

Review date: 1/30/2026

Action date: 3/16/2026

Comments:

Staff: Meng Sun

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	11/06/2025	approval with conditions
M-NCPPC Planning Board	12/11/2025	approval with conditions
Person of Record	01/13/2026	filed

Notes: *Alicia Rosser, Person of Record filed an appeal of the Planning Boards Decision.*

Office of the Clerk of the Council	02/04/2026	mailed
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Notes: *Notice of Oral Argument Hearing was mailed to Persons of Record.*

Sitting as the District Council	02/23/2026	announced hearing date
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Applicant	02/26/2026	filed
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Notes: *Matthew Tedesco, attorney for the applicant, filed a response to Petitioner's Appeal of the Decision of the Planning Board.*

Sitting as the District Council 03/09/2026 hearing held; referred for document

Notes: *Meng Sun, M-NCPPC planning staff, provided an overview of the Detailed Site Plan (DSP) 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. Council referred item to staff for preparation of an approving document, with conditions.*

Aye: 7 Olson, Adams-Stafford, Dernoga, Harrison, Ivey, Hunter and Adams

Absent: 4 Oriadha, Blegay, Burroughs and Fisher

Sitting as the District Council 03/10/2026

Document(s): DET-2024-015-Zoning Agenda Item Summary, DET-2024-015 - Presentation Slides, DET-2024-015-Tedesco to Brown Response to DC Appeal 2-26-2026, DET-2024-015 Rosser to Brown Appeal Letter 1-13-2026, DET-2024-015- Notice of Oral Arguments, DET-2024-015-Planning Board Resolution, DET-2024-015-PORL, DET-2024-015-Technical Staff Report, DET-2024-015-Transcripts, DET-2024-015-Planning Board Record