



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-2304 **Councilmanic District:** 9
Meeting Date: 10/28/2024 **Zone(s):** LCD (Prior; R-S)
Case Name: Saddle Ridge
Applicant: D.R. Horton, Inc.
Location: Located on the south side of Floral Park Road, approximately 268 feet west of its intersection with Old Liberty Lane (289.36 Acres; LCD Zone (Prior; R-S Zone)).
Request: Requesting approval of a Specific Design Plan (SDP) for infrastructure improvements, including public streets, water, sewer, storm drain utilities, and Storm Water Management (SWM) facilities.

Companion

Case(s):

DECISIONS/RECOMMENDATION:

Technical Staff: Approved With Conditions

Planning Board: Approved With Conditions

Zoning Hearing Examiner:

Municipality:

Opposition:

LEGAL DEADLINES:

Appeal date: 8/15/2024

Review date:

Action date: 10/30/2024

Comments:

Staff: Jill Kosack

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	05/30/2024	approval with conditions
M-NCPPC Planning Board	07/11/2024	approval with conditions
Person of Record	08/15/2024	appealed
Notes: Mark Calhoun, Person of Record filed an appeal of the Planning Boards Decision.		
Person of Record	08/23/2024	filed
Notes: Mark Calhoun, Person of Record, filed written testimony.		
Office of the Clerk of the Council	09/03/2024	mailed
Notes: Notice of Oral Argument Hearing was mailed to Persons of Record.		
Applicant	09/20/2024	filed

Notes: *Matthew Tedesco, attorney for the applicant, filed a rebuttal to the August 15, 2024 appeal filed by Mark Calhoun.*

Sitting as the District Council 09/23/2024 announced hearing date

Sitting as the District Council 10/07/2024

Notes: *Te-Sheng (Emery) Huang, M-NCPPC planning staff, provided an overview of the Specific Design Plan (SDP) 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 spoke in opposition. Council took this case under advisement.*

Sitting as the District Council 10/07/2024 hearing held; case taken under advisement

Sitting as the District Council 10/28/2024 referred for document

Notes: *Council referred item to staff for preparation of an approving document, with conditions (Vote:7-0; Absent: Council Members Burroughs, Hawkins and Oriadha).*

Aye: 7 Ivey, Harrison, Dernoga, Blegay, Fisher, Olson and Watson

Absent: 3 Burroughs, Hawkins and Oriadha

Sitting as the District Council 10/29/2024

Document(s): SDP-2304 Zoning Agenda Item Summary, SDP 2304 Presentation Slides, SDP-2304 Tedesco to Brown Appeal Letter Rebuttal 9-20-2024, SDP-2304 Calhoun to Brown Testimony 8-23-2024, SDP-2304 Calhoun to Brown Appeal Letter 8-15-2024, SDP-2304 Notice of Oral Argument Hearing, SDP-2304 Planning Board Resolution, SDP-2304 PORL, SDP-2304 Technical Staff Report, SDP-2304 Planning Board Record, SDP-2304 Transcripts 6-13-2024, SDP-2304 PZC Notice of Intention to Participate District Council 10-7-2024