



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-1701-03 **Councilmanic District:** 9
Meeting Date: 7/27/2020 **Zone(s):** L-A-C / R-M / M-I-O
Case Name: Timothy Branch
Applicant: Timothy Branch Inc
Location: The subject pods, RM-3 and RM-4, are located in the middle of the larger development known as the Villages at Timothy Branch, which is located on the south side of MD 381 (Brandywine Road), approximately 1,000 feet east of its intersection with Short Cut Road (322.41 Acres; L-A-C / R-M / M-I-O Zones).
Request: Requesting approval of a Specific Design Plan (SDP) for the development of 251 dwelling units in the RM-3 and a portion of the RM-4 pods, as the second phase of residential development of the Villages of Timothy Branch. These dwelling units consist of 96 single-family attached (townhouses), 30 single-family semidetached (duplexes), and 125 single-family detached 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: 8/17/2020

Review date: 9/21/2020

Action date:

Comments:

Staff: Adam Bossi

HISTORY:

Acting Body:	Date:	Action:
M-NCPPC Technical Staff	05/27/2020	approval with conditions
M-NCPPC Planning Board	07/09/2020	approval with conditions
Sitting as the District Council	07/27/2020	

Document(s): SDP-1701-03 Planning Board Resolution NO. 2020-102, SDP-1701-03_POR List, SDP-1701-03 Technical Staff Report