



Prince George's County Council

Sitting as the District Council

Zoning Agenda Item Summary

Case No.: SDP-1701-04 **Councilmanic District:** 9
Meeting Date: 7/27/2020 **Zone(s):** L-A-C/R-M/M-I-O
Case Name: Timothy Branch - Allora Crossing
Applicant: Maple Multi-Family Land SE, L.P
Location: The subject pod, RM-5, is located in the southwestern corner of a 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 development of 243 multifamily dwelling units in residential module RM-5, as the third phase of residential development of the Villages of Timothy Branch.
Companion Case(s): DPLS-477

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-1701-04 Planning Board Resolution NO. 2020-103, SDP-1701-04 POR List, SDP-1701-04 Technical Staff Report