



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

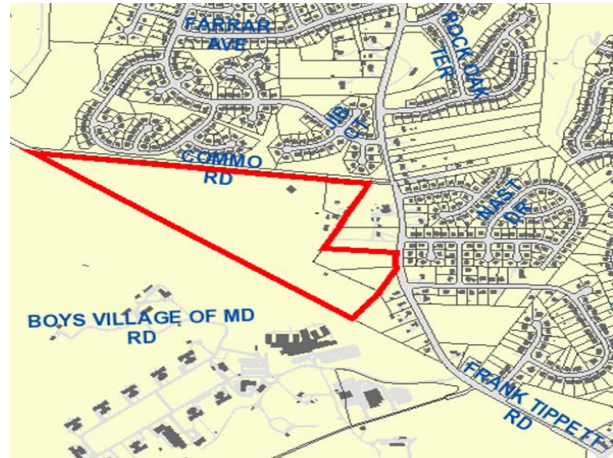
Note: Staff reports can be accessed at <https://www.mncppc.org/883/Watch-Meetings>

Zoning Map Amendment Smith Lake Estates

ZMA-2022-003

REQUEST	STAFF RECOMMENDATION
To rezone the property from the Residential, Rural (RR) Zone to the Residential Planned Development (R-PD) Zone.	With the conditions recommended herein: •Approval of Zoning Map Amendment ZMA-2022-003

Location: West of Frank Tippet Road, approximately 600 feet from its intersection with Commo Road.	
Gross Acreage:	62.52
Zone:	RR
Prior Zone:	R-R
Gross Floor Area:	N/A
Dwelling Units:	150
Planning Area:	82A
Council District:	09
Municipality:	N/A
Applicant/Address: D.R. Horton, Inc. 181 Harry S. Truman Parkway, Suite 250 Annapolis, MD 21401	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	11/09/2023
Memorandum Date:	10/26/2023
Date Accepted:	02/27/2023
Informational Mailing:	05/18/2022
Acceptance Mailing:	02/17/2023
Sign Posting Deadline:	04/18/2023

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

October 26, 2023

MEMORANDUM

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section *JDH*
Development Review Division

FROM: Dominique Lockhart, Planner III, Zoning Section *DAL*
Development Review Division

SUBJECT: **Zoning Map Amendment ZMA-2022-003**
Smith Lake Estates
Planning Board Agenda November 9, 2023

This zoning map amendment application has been remanded to the Prince George's County Planning Board in order to post a legal advertisement for the case, per Section 27-3407(b) of the Prince George's County Zoning Ordinance. Staff has confirmed the required legal advertisements were published the week of October 2, 2023. This case was previously heard at the May 18, 2023 Planning Board hearing.

RECOMMENDATION

The Zoning Section recommends that the Prince George's County Planning Board adopt the findings of the technical staff report dated May 4, 2023, and recommends APPROVAL of Zoning Map Amendment ZMA-2022-003, for Smith Lake Estates, subject to the conditions contained within the technical staff report.