

Cases Accepted or Approved Between:
10/27/2025 and 11/2/2025

AC-24006
ACCEPTED: 10/28/2025
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

 AUTOZONE #1837; A DEPARTURE FROM THE NUMBER OF PARKING AND LOADING SPACES IS BEING SUBMITTED FOR A REDUCTION OF NUMBER OF PARKING SPACESREQUIRED. A VARIANCE FROM SECTION 27-462(B) OF THE PRI; SOUTH SIDE OF LANDOVER ROAD, APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH FIRE HOUSE ROAD

 7755 LANDOVER ROAD, HYATTSVILLE,

0

LOTS

0

0

OUTLOTS

0

0

PARCELS

0

0

OUTPARCELS

0

0

UNITS DETACHED

0

0

UNITS ATTACHED

0

0

UNITS MULTIFAMILY

0

0

TOTAL UNITS

0

0

GROSS FLOOR AREA (SQ FT)

0

TAX MAP & GRID:

59-F1

PLANNING AREA:

72

ELECTION DISTRICT:

13

POLICE DIVISION:

III

200 SHEET:

204NE07

COUNCILMANIC DISTRICT:

5

TIER:

1

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

AUTHORITY:
 COMPANION

APA: N/A

ZONING:		Zoning Acreage Breakdown		
CGO (COMMERCIAL, GENERAL AND OFFICE)	2.30 Acres	Current Zoning	Prior Zoning	Zoning Acreage
Total:	2.30 Acres		C-S-C (COMMERCIAL SHOPPING CENTER)	2.3
		CGO (COMMERCIAL, GENERAL AND OFFICE)		2.3

APPLICANT
 AUTO ZONE, INC.

AGENT

PROPERTY OWNER
 RAHIMI INVESTMENTS, INC.

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Cases Accepted or Approved Between:
10/27/2025 and 11/2/2025

DPLS-24001
ACCEPTED: 10/28/2025
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

AUTOZONE #1837; A DEPARTURE FROM THE NUMBER OF PARKING AND LOADING SPACES IS BEING SUBMITTED FOR A REDUCTION OF NUMBER OF PARKING SPACESREQUIRED. A VARIANCE FROM SECTION 27-462(B) OF THE PRI; SOUTH SIDE OF LANDOVER ROAD, APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH FIRE HOUSE ROAD

7755 LANDOVER ROAD, HYATTSVILLE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-F1	200 SHEET:	204NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
PRIOR - MAJOR

APA: N/A

ZONING:		Zoning Acreage Breakdown		
CGO (COMMERCIAL, GENERAL AND OFFICE)	2.30 Acres	Current Zoning	Prior Zoning	Zoning Acreage
Total:	2.30 Acres		C-S-C (COMMERCIAL SHOPPING CENTER)	2.3
		CGO (COMMERCIAL, GENERAL AND OFFICE)		2.3

APPLICANT
AUTO ZONE, INC.

AGENT

PROPERTY OWNER
RAHIMI INVESTMENTS, INC.

Cases Accepted or Approved Between:
10/27/2025 and 11/2/2025

NRI-2025-0129	ACCEPTED IN SPECIFIED RANGE
ACCEPTED:	
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	SUNHAVEN APARTMENTS; THE PROPOSED DEVELOPMENT WOULD RENOVATE AN EXISTING 36 UNIT APARTMENT COMPLEX, AND CONSTRUCT A NEW 36 UNIT APARTMENT COMPLEX. SITE IMPROVEMENTS WOULD INCLUDE NEW PARKING, WALKWAYS, UTILITIES, LANDSCAPING, AND STORMWATER MANAGEMENT.; 1405-1409 DOEWOOD LANE CAPITAL HEIGHTS, MD 20743
	1405 DOEWOOD LANE, CAPITOL HEIGHTS, MD 20743

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-E4, 65-E1	200 SHEET:	202NE04, 202NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:	
RMF-20	3.68 Acres
Total:	3.68 Acres

APPLICANT	AGENT	PROPERTY OWNER
A. MORTON THOMAS AND ASSOCIATES, INC.		THE NHP FOUNDATION

Cases Accepted or Approved Between:
10/27/2025 and 11/2/2025

PRE-APP-2025-0091		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED:					
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS		FOUNDATION SCHOOL; PROPOSE A CHANGE OF USE TO A PROPOSED PRIVATE SCHOOL.; EAST SIDE OF BRIGHTSEAT ROAD AND 3/4 MILE NORTH OF CENTRAL AVENUE. HYATTSVILLE, MD 20785			
		1001 BRIGHTSEAT ROAD, HYATTSVILLE, MD 20785			
	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-C2, 67-D1, 67-D2, 200 SHEET: 202NE08
0	OUTLOTS	0	UNITS ATTACHED		67-C1 COUNCILMANIC DISTRICT: 5
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	72 TIER: 1
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	13 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	III

AUTHORITY:
PRE-APPLICATION

APA: N/A

ZONING:	
IE (INDUSTRIAL, EMPLOYMENT)	5.21 Acres
Total:	5.21 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
IE (INDUSTRIAL, EMPLOYMENT)		5.21

APPLICANT
SOLTESZ LLC

AGENT

PROPERTY OWNER
GUARDIAN FUND II -CENTREPOINTE, LLC

Cases Accepted or Approved Between:
10/27/2025 and 11/2/2025

TCP2-2025-0081
ACCEPTED:
ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

GOOD LUCK COMMUNITY CENTER; NEW COMMUNITY CENTER, PARKING AND AMENITY SPACES; 2000' EAST OF PRINCESS GARDEN PARKWAY ON GOOD LUCK ROAD

8601 GOOD LUCK ROAD, LANHAM, MD 20706

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	35-C4, 35-B4	200 SHEET:	208NE08, 209NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP2 - STAND ALONE

APA: N/A

ZONING:

RSF-95 10.14 Acres
Total: **10.14 Acres**

APPLICANT
NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
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