

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

DSP-2025-0009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/26/2026

STATUS : Pending

METROPOLITAN EAST AT KONTERRA TOWN CENTER; METROPOLITAN EAST AT KONTERRA TOWN CENTER - REVISIONS TO THE GRADING AND SIDEWALKS. REVISIONS AND ADDITIONS TO THE LANDSCAPING.; ON FASHION PLACE DRIVE, BETWEEN KONTERRA BLVD EAST AND KONTERRA DRIVE

**ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS**

12800 KONTERRA DRIVE, BELTSVILLE, MD 20705

219	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	9-D4	200 SHEET:	216NE06, 217NE06
0	OUTLOTS	219 UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	
6	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

AMENDMENT - DIRECTOR LEVEL

Planning Board

Hearing Date	Decision	Notes

ZONING:

IE	11.65 Acres
Total:	11.65 Acres

APPLICANT
SOLTESZ LLC

AGENT

PROPERTY OWNER
KONTERRA ENVIRONS VENTURES, LLC

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

DSP-2026-0002

ACCEPTED DATE : 1/30/2026
STATUS : Pending

**ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

WILLOWDALE SELF STORAGE; A SECOND AMENDMENT TO DET-2023-021 TO REMOVE THE 3RD FLOOR OF THE PROPOSED CONSOLIDATED STORAGE BUILDING; DECREASE THE BUILDING GROSS FLOOR AREA; AND NEW ARCHITECTURAL ELEVATIONS.; APPROXIMATELY 900 FEET EAST OF THE INTERSECTION OF FORBES BOULEVARD AND

WILLOWDALE ROAD

10007 WILLOWDALE ROAD, LANHAM, MD 20706

1	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	44-F4	200 SHEET:	206NE09
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
122,324 GROSS FLOOR AREA (SQ FT)						

AUTHORITY:

AMENDMENT - DIRECTOR LEVEL

Planning Board

Hearing Date	Decision	Notes

ZONING:

IH (INDUSTRIAL, HEAVY)	3.01 Acres
Total:	3.01 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
IH (INDUSTRIAL, HEAVY)		3.01
	I-2 (HEAVY INDUSTRIAL)	3.01

APPLICANT

MCNAMEE HOSEA P.A.

AGENT

PROPERTY OWNER

RIVERSTONE WILLOWDALE LLC

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

FPS-2024-026

ACCEPTED DATE : 1/21/2026
STATUS : Approved
APPROVED DATE: 01/29/2026

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED
0	OUTLOTS	0 UNITS ATTACHED
1	PARCELS	0 UNITS MULTIFAMILY
0	OUTPARCELS	0 TOTAL UNITS
		0 GROSS FLOOR AREA (SQ FT)

ACCEPTED OR APPROVED IN SPECIFIED RANGE

IGLESIA DE JESUCRISTO PALABRA MIEL, PARCEL 1; IGLESIA DE JESUCRISTO PALABRA MIEL, PARCEL 1;
 LOCATED ON THE WEST SIDE OF CROSS ROAD TRAIL, APPROXIMATELY 2.7 MILES SOUTH OF US 301 (ROBERT
 CRAIN HIGHWAY)

12301 CROSS ROAD TRAIL, BRANDYWINE,

TAX MAP & GRID:	146-E1, 136-E4, 136-F4, 146-F1	200 SHEET:	216SE11, 217SE11
PLANNING AREA:	86A	COUNCILMANIC DISTRICT:	9
ELECTION DISTRICT:	11	TIER:	3
POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS

AUTHORITY:

MAJOR

Planning Board

Hearing Date	Decision	Notes
01/29/2026	Approval	

ZONING:

AG (AGRICULTURE AND PRESERVATION)	43.38 Acres
Total:	43.38 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
AG (AGRICULTURE AND PRESERVATION)		43.38

APPLICANT

IGLESIA DE JESUCRISTO PALABRA MIEL
 WASHINGTON DC INC.

AGENT

PROPERTY OWNER

IGLESIA DE JESUCRISTO PALABRA MIEL

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

FPS-2025-0031

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/15/2026
STATUS : Approved
APPROVED DATE: 01/29/2026

FLATS AT GLENRIDGE STATION; FLATS AT GLENRIDGE STATION; ON THE NORTH SIDE OF CHESAPEAKE RD, APPROXIMATELY 175 FEET EAST OF ITS INTERSECTION WITH MD 450 (ANNAPOLIS ROAD).

7011 CHESAPEAKE ROAD, HYATTSVILLE, MD 20784

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-E1	200 SHEET:	206NE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	03
1	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

MAJOR

Planning Board

Hearing Date	Decision	Notes
01/29/2026	Approval	

ZONING:

NAC 2.99 Acres
Total: **2.99** Acres

APPLICANT
LANDOVER HILLS LEASED HOUSING
ASSOCIATES I, LLLP

AGENT

PROPERTY OWNER
RYAN SUMMERWILL

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

MR-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

WASHINGTON GAS ABOVE-GROUND PRESSURE REDUCING STAT; ; PT LT 1 (764 SF ADD BACK PER RW/38 98-99)
8585 LANDOVER ROAD, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	60-B4, 60-B3, 60-C3,	200 SHEET:	203NE08
0 OUTLOTS	0 UNITS ATTACHED		60-C4	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
	0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	III		COMMUNITIES

AUTHORITY:

ADMINISTRATIVE CASE

APA: N/A

ZONING:

TAC-C	19.56 Acres
Total:	19.56 Acres

APPLICANT
T CROWTHER

AGENT

PROPERTY OWNER
L BETZ

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

NRI-2026-0010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/28/2026

STATUS : Pending

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

THE VILLAGES AT FORT WASHINGTON; SINGLE FAMILY-ATTACHED TOWNHOUSE UNITS IN A PLANNED RETIREMENT COMMUNITY. THE 10.87-ACRE PROPERTY IS LOCATED SOUTHWEST OF THE INTERSECTION OF ALLENTOWN ROAD AND STONEBORO ROAD, PRINCE GEORGE'S COUNTY, MARYLAND . THE PROPERTIES ARE BORDERED TO THE NOR...; THE PROPERTIES ARE LOCATED SOUTHWEST OF THE INTERSECTION OF ALLENTOWN ROAD AND STONEBORO ROAD, PRINCE GEORGE'S COUNTY, MARYLAND.

9005 ALLENTOWN ROAD, FORT WASHINGTON, MD 20744

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	115-A3, 115-A2, 114-	200 SHEET:	212SE03
0 OUTLOTS	0 UNITS ATTACHED		F2	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	PLANNING AREA:	76B	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	5	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	IV		

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board

Hearing Date	Decision	Notes

ZONING:

RE 10.87 Acres
Total: **10.87** Acres

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
MANCHESTER PARTNERS LLC.
MANCHESTER PARTNERS LLC.

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

NRI-2026-0011

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

PARCEL ZZ; REQUEST FOR NRI REVIEW.; AT THE CORNER OF VAN BUREN STREET AND RHODE ISLAND AVENUE
4625 VAN BUREN STREET, RIVERDALE, MD 20737

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	42-D2	200 SHEET:	208NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	3
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	19	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board

Hearing Date	Decision	Notes

ZONING:

LMUTC 1.75 Acres
Total: **1.75 Acres**

APPLICANT
SOLTESZ

AGENT

PROPERTY OWNER
DRB

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

NRI-2026-0012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

FLETCHERTOWN ROAD; CONSTRUCTING A SINGLE FAMILY HOME WITH MINIMAL LAND DISTURBANCE OF LESS THAN 4950 S.F. WITH LESS THAN 100 C.Y.; FLETCHERTOWN ROAD AND OLD FLETCHERTOWN ROAD. NEAR HIGH BRIDGE ROAD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

12921 FLETCHERTOWN ROAD, BOWIE, MD 20720

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	37-B2, 37-A2	200 SHEET:	210NE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	4
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board

Hearing Date	Decision	Notes

ZONING:

RR	1.29 Acres
Total:	1.29 Acres

APPLICANT

AHMAD BIZRI

AGENT

PROPERTY OWNER

AHMAD BIZRI

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

NRI-2026-0013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

2901 BEALLS PLEASURE LANE; FOR SUBDIVISION AND RESIDENTIAL DEVELOPMENT; 1100' NORTH OF
INTERSECTION OF LANDOVER ROAD AND 75THSTREET

2901 BEALLS PLEASURE LANE, HYATTSVILLE, MD 20785

**ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS**

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	59-E1, 59-D1	200 SHEET:	204NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	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

Planning Board

Hearing Date	Decision	Notes

ZONING:

LTO-E	5.90 Acres
Total:	5.90 Acres

APPLICANT
BRENTON LANDSCAPE ARCHITECTURE

AGENT

PROPERTY OWNER
KRO INVESTMENT GROUP, INC

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

NRI-2026-0014

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

THE MEINHARDT PROPERTY; PROPOSED FOR AN OFF-SITE WOODLAND CONSERVATION MITIGATION BANK SITE.; WEST SIDE OF CROOM RD BETWEEN BADEN WESTWOOD RD AND MAGRUDERS FERRY RD

17801 CROOM ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	174-D1, 168-E4, 174-C1, 174-E1, 168-D4	200 SHEET:	223SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	87A	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	8	TIER:	3
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board

Hearing Date	Decision	Notes

ZONING:

AG	42.99 Acres
Total:	42.99 Acres

APPLICANT
ATWELL, LLC

AGENT

PROPERTY OWNER
STEPHEN MEINHARDT

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

PRE-APP-2026-0017	ACCEPTED OR APPROVED IN SPECIFIED RANGE				
ACCEPTED DATE :					
STATUS : Pending	LARGO TOWN CENTER PARCELS B & C; APPLICANT PROPOSES TO FILE A PRELIMINARY PLAN OF SUBDIVISION AND DETAILED SITE PLAN TO CONSTRUCT A MULTIFAMILY DEVELOPMENT CONSISTING OF UP TO 550 DWELLING UNITS IN TWO SIX STORY BUILDINGS.; WEST SIDE OF LARGO DRIVE WEST APPROXIMATELY 300 FEET SOUTH OF ITS INTERSECTION WITH HARRY S. TRUMAN PARKWAY				
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	9307 LARGO DRIVE WEST, UPPER MARLBORO, MD 20774				
LOTS	0 UNITS DETACHED	TAX MAP & GRID:	67-D3	200 SHEET:	201NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	6
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
PRE-APPLICATION

APA: N/A

ZONING:
RTO-H-C 16.11 Acres
Total: 16.11 Acres

APPLICANT
GIBBS AND HALLER

AGENT

PROPERTY OWNER
UPSHIRE REALTY ADVISORS, LLC

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

PRE-APP-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

STEAMFITTERS BUILDING A EXPANSION; AMENDMENT OF PRELIMINARY PLAN PP NO. 4-23045 FOR THE PURPOSE OF EXPANDING THE EXISTING TRADE SCHOOL. CONFIRMATION THAT THE EXISTING BUILDING IS A CONFORMING BUILDING, EXPANSION MAY BE ANALYZED UNDER THE FORMER ZONING ORDINANCE (INCLUDING THE 2010 LAN...; 8509 ARDWICK-ARDMORE ROAD. LOCATED ON THE WEST SIDE OF THE INTERSECTION OF ARDWICK-ARDMORE ROAD AND PRESTON LANE.

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

8509 ARDWICK ARDMORE ROAD, HYATTSVILLE, MD 20785

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	52-B3	200 SHEET:	205NE07, 205NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
PRE-APPLICATION

APA: N/A

ZONING:

IE	2.23 Acres
Total:	2.23 Acres

APPLICANT
VIKA MARYLAND, LLC

AGENT

PROPERTY OWNER
U.A. MECHANICAL TRADES SCHOOL, INC.

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

TCP2-2026-0008

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/26/2026
STATUS : Pending

17020 INDIAN HEAD HIGHWAY; TO BUILD ONE SINGLE-FAMILY DETACHED DWELLING UNIT AND ASSOCIATED FACILITIES.; 2772 FT NORTHEAST OF THE INTERSECTION OF PINE DRIVE AND INDIAN HEAD HIGHWAY

17020 INDIAN HEAD HIGHWAY, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	161-C3, 161-B3	200 SHEET:	222SW01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - STAND ALONE

Planning Board

Hearing Date	Decision	Notes

ZONING:

RR	3.12 Acres
Total:	3.12 Acres

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC

AGENT

PROPERTY OWNER

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

TCP2-2026-0009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

NORTHWESTERN HIGH SCHOOL; THE PROPOSED DEVELOPMENT IS AN OUTDOOR CLASSROOM WITHIN AN EXISTING COURTYARD AT NORTHWESTERN HIGH SCHOOL.; 7000 ADELPHI ROAD, HYATTSVILLE, MARYLAND 20782

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

7000 ADELPHI ROAD, HYATTSVILLE, MD 20782

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	33-A4, 42-A1	200 SHEET:	208NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - STAND ALONE

Planning Board

Hearing Date	Decision	Notes

ZONING:

RSF-65 28.83 Acres
Total: **28.83** Acres

APPLICANT
BRADLEY SITE DESIGN

AGENT

PROPERTY OWNER



APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

TCP2-2026-0011

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

NATIONAL CAPITAL BUSINESS PARK - PARCEL 3; THIS AMENDMENT TO SPECIFIC DESIGN PLAN SDP-1603-06 IS SPECIFIC TO PARCEL 3 LOCATED AT 1300 PRINCE GEORGE'S BLVD. AND PROPOSES A 87,799 SF WAREHOUSE/DISTRIBUTION BUILDING AND ASSOCIATED PARKING AND LOADING. ONLY THE R-S ZONED PORTION OF THE PROPERTY I..., AT THE SOUTHERN TERMINUS OF PRINCE GEORGE'S BLVD. 1,785' SOUTH OF THE INTERSECTION WITH QUEENS COURT.

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

1300 PRINCE GEORGES BOULEVARD, UPPER MARLBORO, MD 20774

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	77-A3	200 SHEET:	202SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	4
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP2 - COMPANION

APA: N/A

ZONING:

IH	422.30 Acres
Total:	422.30 Acres

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
NCBP PROPERTY, LLC

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

TCP2-2026-0012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

MARLTON SOUTH - 10209 BROOKHAVEN LN; TO BUILD A SWIMMING POOL.; 0 FT NORTH OF THE INTERSECTION OF CRYSTAL BROOK COURT AND BROOKHAVEN LANE

10209 BROOKHAVEN LANE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	127-F2	200 SHEET:	213SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - STAND ALONE

Planning Board

Hearing Date	Decision	Notes

ZONING:

RR	0.41 Acres
Total:	0.41 Acres

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC

AGENT

PROPERTY OWNER

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

WCO-APP-2025-0032

ACCEPTED DATE : 1/26/2026
STATUS : Accepted

ACCEPTED OR APPROVED IN SPECIFIED RANGE

CHESAPEAKE WOUNDCARE; INSTALL OUTDOOR OXYGEN TANK; ALLENTOWN ROAD, 500' EAST OF OLD BRANCH AVENUE

5801 ALLENTOWN ROAD, SUITLAND, MD 20746

**ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS**

LOTS	0 UNITS DETACHED	TAX MAP & GRID: 98-C3	200 SHEET:	208SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT: 6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION: IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)			

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board

Hearing Date	Decision	Notes

ZONING:

CGO 3.70 Acres
Total: **3.70** Acres

APPLICANT
NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
CHESAPEAKE WOUNDCARE CENTERS, LLC

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

WCO-APP-2026-0002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/26/2026
STATUS : Accepted

WILSON RESIDENCE INGROUND FIBERGLASS POOL; INGROUND FIBERGLASS POOL; N/A
13701 BADEN NAYLOR ROAD, UPPER MARLBORO, MD 20772

**ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS**

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	148-B2, 148-A2	200 SHEET:	218SE13, 217SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86B	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	4	TIER:	3
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board

Hearing Date	Decision	Notes

ZONING:

AG 11.11 Acres
Total: 11.11 Acres

APPLICANT
CHARLES LEVINE

AGENT

PROPERTY OWNER
ROBERT WILSON

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

WCO-APP-2026-0003

ACCEPTED DATE : 1/30/2026
STATUS : Accepted

ACCEPTED OR APPROVED IN SPECIFIED RANGE

DANIELS PARK; CONSTRUCT SINGLE FAMILY DWELLING; N/A
4909 HURON STREET, COLLEGE PARK, MD 20740

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	25-E3	200 SHEET:	211NE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	1
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board

Hearing Date	Decision	Notes

ZONING:

RSF-65 0.12 Acres
Total: **0.12 Acres**

APPLICANT
DELPHINE TAHKO

AGENT

PROPERTY OWNER
PREMIUM DIAMOND HOMES, LLC

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

WCO-SE-2025-0070

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/29/2026
STATUS : Approved

CHESAPEAKE WOUNDCARE; TO INSTALL OUTDOOR OXYGEN TANK; ALLENTOWN ROAD, 500' EAST OF OLD
BRANCH AVENUE

5801 ALLENTOWN ROAD, SUITLAND, MD 20746

**ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS**

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	98-C3	200 SHEET:	208SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

STANDARD EXEMPTION (WCO-SE)

Planning Board

Hearing Date	Decision	Notes

ZONING:

CGO 3.70 Acres
Total: **3.70** Acres

APPLICANT
CHESAPEAKE WOUNDCARE CENTERS, LLC

AGENT

PROPERTY OWNER
ANDREWS FEDERAL BUILDING
CORPORATION

APA: N/A

Cases Accepted or Approved Between:
1/26/2026 and 2/1/2026

WCO-SE-2026-0011

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/26/2026
STATUS : Approved

ARBY'S - CAPITAL PLAZA; PROPOSED RESTAURANT AND DRIVE-THRU AND RELATED SITE AMENITIES AND IMPROVEMENTS.; 1500 FT EAST OF BALTIMORE-WASHINGTON PARKWAY/ RTE 450 INTERCHANGE

6500 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-B2, 51-A2, 51-A3,	200 SHEET:	205NE05
0 OUTLOTS	0 UNITS ATTACHED		51-B3	COUNCILMANIC DISTRICT:	3
0 PARCELS	0 UNITS MULTIFAMILY	PLANNING AREA:	69	TIER:	1
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	2	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	I		

AUTHORITY:

STANDARD EXEMPTION (WCO-SE)

Planning Board

Hearing Date	Decision	Notes

ZONING:

CGO, RSF-65 43.81 Acres
Total: **43.81** Acres

APPLICANT
LANDOVER SANDWICHES, LLC

AGENT

PROPERTY OWNER
CAPITAL PLAZA ASSOCIATES LTD
PARTNERSHIP

APA: N/A

