

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**DSP-23026**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/17/2025**  
**STATUS : Approved**  
**APPROVED DATE: 02/26/2026**

OURISMAN OF BOWIE; DEVELOPMENT OF A 22,111 SQUARE-FOOT SALES AND SERVICE AUTOMOTIVE DEALERSHIP.; ON THE WEST OF MD 301 (ROBERT CRAIN HIGHWAY), APPROXIMATELY 412 FEET SOUTH OF MOUNT OAK ROAD

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

2550 ROBERT CRAIN HIGHWAY NORTHWEST, BOWIE, MD 20716

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	63-D2, 63-E2	200 SHEET:	204NE14	
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B, 74B	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	
			22,111	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** BOARD LEVEL

<b>ZONING:</b>	
CS (COMMERCIAL, SERVICE)	6.29 Acres
<b>Total:</b>	<b>6.29 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-M (COMMERCIAL MISCELLANEOUS)	6.29
CS (COMMERCIAL, SERVICE)		6.29

**APPLICANT**  
 ROWHIT BOWIE, LLC

**AGENT**

**PROPERTY OWNER**  
 ROWHIT BOWIE, LLC

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**DSP-24012**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/31/2025**  
**STATUS : Approved**  
**APPROVED DATE: 02/26/2026**

NATIONAL VIEW - PHASE 1; A MIX-USED DEVELOPMENT OF 1,010 MULTIFAMILY DWELLINGS, 485 ELDERLY HOUSING UNITS, 33,698 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, 1,350 SQUARE FEET OF OFFICE SPACE, AND A DAYCARE CENTER FOR 150 STUDENTS; ON THE NORTH SIDE OF I-95/495 (CAPITAL BELTWAY), APPROXIMATELY 1,100 FEET WEST OF ITS INTERCHANGE WITH MD 210 (INDIAN HEAD HIGHWAY), AND ADJACENT TO BALD EAGLE ROAD

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

6411 OXON HILL, FOREST HEIGHTS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	95-F3	200 SHEET:	208SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	8
18	PARCELS	1,495	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** LEGACY - DETAILED SITE PLAN

<b>ZONING:</b>	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	20.09 Acres
IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY)	1.73 Acres
<b>Total:</b>	<b>21.82 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
11/20/2025	Approval with Conditions	

**Zoning Acreage Breakdown**

<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		20.09
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	20.09
IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY)		1.73

**APPLICANT**

TRACI R SCUDDER, ESQ. (REES BROOME, PC)

**AGENT**

**PROPERTY OWNER**

HARBOR VIEW DEVELOPMENT LLC

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**DSP-24015**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 9/22/2025**  
**STATUS : Approved**  
**APPROVED DATE: 02/26/2026**

FAIRVIEW; FAIRVIEW - DEVELOPMENT OF 65 SINGLE-FAMILY ATTACHED DWELLINGS; IN THE NORTHEAST QUADRANT OF INTERSECTION OF I-95/495 (CAPITAL BELTWAY) AND MD 704 (MARTIN LUTHER KING JR. BOULEVARD)

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

8901 Fairview Avenue, Lanham, MD 20706

65	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	52-C3	200 SHEET:	205NE08
0	OUTLOTS	65	UNITS ATTACHED	PLANNING AREA:	73	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
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** BOARD LEVEL

<b>ZONING:</b>	
CGO (COMMERCIAL, GENERAL AND OFFICE)	7.65 Acres
<b>Total:</b>	<b>7.65 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
12/04/2025	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	7.65
CGO (COMMERCIAL, GENERAL AND OFFICE)		7.65

**APPLICANT**  
 DD LAND HOLDING, LLC

**AGENT**

**PROPERTY OWNER**  
 DD LAND HOLDING, LLC

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**DSP-25006**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 8/27/2025**  
**STATUS : Approved**  
**APPROVED DATE: 02/26/2026**

THE PROMISE; ETOD MIXED-USE DEVELOPMENT; ON THE SOUTH SIDE OF SOUTHERN AVENUE, 2,100 FEET NORTH OF ITS INTERSECTION WITH WHEELER ROAD.

1501 SOUTHERN AVENUE, OXON HILL,

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

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	087 C-2	200 SHEET:	205SE02, 206SE02
0	OUTLOTS	844	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
9	PARCELS	844	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV-OXON HILL	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		36,581	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** ETOD - BOARD LEVEL

<b>ZONING:</b>	
NAC	15.10 Acres
Total:	<b>15.10 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
10/30/2025	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	15.1
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	15.1

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**  
A DETERMINED SEED 1, LLC

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**NRI-EL-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/25/2026**  
**STATUS : Approved**

DOE CWP - JAMES RYDER RANDALL ELEMENTARY SCHOOL; GRADING AND DRAINAGE IMPROVEMENTS FOR A SUBMERGED GRAVEL WETLAND STORMWATER FACILITY.; APPROXIMATELY 0.6 MILES NORTHEAST OF THE INTERSECTION OF KIRBY RD.

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

5410 KIRBY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	107-A4, 107-A3, 106-F3	200 SHEET:	210SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

<b>ZONING:</b>	
RSF-95	10.00 Acres
Total:	<b>10.00</b> Acres

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 PRINCE GEORGE'S COUNTY - DEPARTMENT OF ENVIRONMENT C/O CORVIAS

**AGENT**

**PROPERTY OWNER**  
 PRINCE GEORGE'S COUNTY - BOARD OF EDUCATION

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**NRI-EL-2026-0018**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/26/2026**  
**STATUS : Approved**

CABIN BRANCH - BUILDING C; THE ADDITION OF ADA ACCESS IN BUILDING C; NORTH OF THE INTERSECTION OF CABIN BRANCH DRIVE AND SHERIFF ROAD.

1501 CABIN BRANCH DRIVE, HYATTSVILLE, MD 20785

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-B4, 66-B1, 66-C1, 59-C4	200 SHEET:	202NE05, 203NE05, 202NE06, 203NE06
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)			APA:	N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

<b>ZONING:</b>	
IH	48.32 Acres
<b>Total:</b>	<b>48.32 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 PACIFIC REALTY ASSOCIATES, L.P.

**AGENT**

**PROPERTY OWNER**  
 PACIFIC REALTY ASSOCIATES, L.P.

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**NRI-EL-2026-0019**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/23/2026**  
**STATUS : Approved**

10645 GROSS LANE, P/O PARCEL D; CONSTRUCTION OF A SINGLE-FAMILY DWELLING.; APPROXIMATELY 420 FEET SOUTHEAST OF THE INTERSECTION OF GROSS LANE WITH ODELL ROAD

10645 GROSS LANE, BELTSVILLE, MD 20705

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	14-A4	200 SHEET:	215NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	1
0	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)			APA:	N/A

**AUTHORITY: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER**

<b>ZONING:</b>	
RR	0.79 Acres
Total:	<b>0.79 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 EMMANUEL KOPHIO

**AGENT**

**PROPERTY OWNER**  
 RAJA PROPERTIES, LLC

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**WCO-APP-2026-0008**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Accepted**

GREATER CAPITAL HEIGHTS; CONSTRUCT A SINGLE FAMILY DWELLING; 260' SW OF GUNTHER STREET, WEST SIDE

1209 A MENTOR AVENUE, CAPITOL HEIGHTS, MD 20743

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	72-F3	200 SHEET:	202SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** WOODLAND CONSERVATION ORDINANCE APPLICATION

<b>ZONING:</b>	
RSF-65	0.09 Acres
<b>Total:</b>	<b>0.09 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 ARUNDEL STATION HOMES, LLC

**AGENT**

**PROPERTY OWNER**  
 LINDA REYNOLDS

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**WCO-NE-2026-0004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/25/2026**  
**STATUS : Approved**

DOE CWP - JAMES RYDER RANDALL ELEMENTARY SCHOOL; OUTDOOR LEARNING SPACE AND A SUBMERGED GRAVEL WETLAND STORMWATER MANAGEMENT FACILITY.; APPROXIMATELY 0.6 MILES NORTHEAST OF THE INTERSECTION OF KIRBY RD.

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

5410 KIRBY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	107-A4, 107-A3, 106-F3	200 SHEET:	210SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** NUMBERED EXEMPTION (WCO-NE)

<b>ZONING:</b>	
RSF-95	10.00 Acres
<b>Total:</b>	<b>10.00 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 PRINCE GEORGE'S COUNTY - DEPARTMENT OF ENVIRONMENT C/O CORVIAS

**AGENT**

**PROPERTY OWNER**  
 PRINCE GEORGE'S COUNTY - BOARD OF EDUCATION

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**WCO-SE-2026-0023**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/25/2026**  
**STATUS : Approved**

8915 RACE TRACK ROAD; NEW DRIVEWAY; 325' NORTHWEST OF RACE TRACK ROAD / PATUXENT LANDING LANE

8915 RACE TRACK ROAD, BOWIE, MD 20715

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

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID: 29-F2	200 SHEET: 212NE13
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)		APA: N/A

**AUTHORITY:** STANDARD EXEMPTION (WCO-SE)

<b>ZONING:</b>	
RR	2.10 Acres
Total:	<b>2.10 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 LANDESIGN, INC.

**AGENT**

**PROPERTY OWNER**  
 MICHAEL D DIPPEL

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**WCO-SE-2026-0025**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/17/2026**  
**STATUS : Approved**

CELESTIAL CHURCH OF CHRIST WASHINGTON LULI PARISH; VALIDATE A CHURCH WITH AN OUTDOOR PRAYER AREA AND DUMPSTER WITH CONCRETE PAD UNDERNEATH; APPROXIMATELY 260 FEET NORTH OF THE INTERSECTION OF ASHWOOD DRIVE & DUNMORE PLACE

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

8723 ASHWOOD DRIVE, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	74-C1	200 SHEET:	201SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
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)			APA:	N/A

**AUTHORITY:** STANDARD EXEMPTION (WCO-SE)

<b>ZONING:</b>	
IE	0.93 Acres
Total:	<b>0.93 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CELESTIAL CHURCH OF CHRIST WASH LULI PRSH

**AGENT**

**PROPERTY OWNER**  
 CELESTIAL CHURCH OF CHRIST WASH LULI PRSH

**Cases Accepted or Approved Between:  
 2/23/2026 and 3/2/2026**

**WCO-SE-2026-0026**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/27/2026**  
**STATUS : Approved**

GREATER CAPITAL HEIGHTS; CONSTRUCT A SINGLE FAMILY DWELLING; 260' SW OF GUNTHER STREET, WEST SIDE

1209 A MENTOR AVENUE, CAPITOL HEIGHTS, MD 20743

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	72-F3	200 SHEET:	202SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** STANDARD EXEMPTION (WCO-SE)

<b>ZONING:</b>	
RSF-65	0.09 Acres
<b>Total:</b>	<b>0.09 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 ARUNDEL STATION HOMES, LLC

**AGENT**

**PROPERTY OWNER**  
 LINDA REYNOLDS

