

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**4-22067**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 10/13/2025**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

MORTON FARM; MORTON FARM - A PUBLIC BENEFIT CONSERVATION SUBDIVISION FOR 140 LOTS AND 5 PARCELS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT.; LOCATED ON THE SOUTHEAST SIDE OF LIVINGSTON ROAD, IMMEDIATELY EAST OF ITS INTERSECTION WITH ACCOKEEK ROAD WEST.

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

LIVINGSTON RD, ACCOKEEK,

140	LOTS	140	UNITS DETACHED	TAX MAP & GRID:	161-B2, 161-C2, 161-C1, 161-B1	200 SHEET:	221SW01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
5	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	140	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR RESIDENTIAL

<b>ZONING:</b>	
RR (RESIDENTIAL, RURAL)	84.52 Acres
<b>Total:</b>	<b>84.52 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Continued	Approved continuance to March 5, 2026
03/05/2026	Continued	Approved continuance to March 12, 2026
03/12/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-R (RESIDENTIAL, RURAL)	84.52
RR (RESIDENTIAL, RURAL)		84.52

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Removal of Specimen Trees

**APPLICANT**  
CARUSO LAND DEVELOPMENT, LLC

**AGENT**

**PROPERTY OWNER**  
CARUSO LAND DEVELOPMENT, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**5-23073**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/10/2026**  
**STATUS : Approved**

WESTPHALIA BUSINESS CENTER PLAT 1; PLAT 1, PARCEL 32, WESTPHALIA CENTER

WAREHOUSE AND COMMERCIAL SITE; LOCATED EAST OF MACHINIST PLACE AND NORTH OF PENNSYLVANIA AVE

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS , UPPER MARLBORO,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-D4, 99-D1, 90-E4	200 SHEET:	206SE08, 207SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
TAC-c (TOWN ACTIVITY CENTER (CORE))	33.17 Acres
<b>Total:</b>	<b>33.17 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/16/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	33.17
TAC-c (TOWN ACTIVITY CENTER (CORE))		33.17

**APPLICANT**  
 NORTHPOINT REALTY PARTNERS, LLC

**AGENT**

**PROPERTY OWNER**  
 WALTON WESTPHALIA EUROPE, LP

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**5-23074**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/10/2026**  
**STATUS : Approved**

WESTPHALIA BUSINESS CENTER PLAT 2; PLAT 2, PARCEL 33, WESTPHALIA CENTER

WAREHOUSE AND COMMERCIAL SITE; LOCATED EAST OF MACHINIST PLACE AND NORTH OF PENNSYLVANIA AVE

**ZONING ORDINANCE:** PRIOR ZONING  
 ORDINANCE & SUBDIVISION REGULATIONS , UPPER MARLBORO,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-D4, 99-D1, 90-E4	200 SHEET:	206SE08, 207SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
TAC-c (TOWN ACTIVITY CENTER (CORE))	33.17 Acres
<b>Total:</b>	<b>33.17 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/16/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	33.17
TAC-c (TOWN ACTIVITY CENTER (CORE))		33.17

**APPLICANT**  
 NORTHPOINT REALTY PARTNERS, LLC

**AGENT**

**PROPERTY OWNER**  
 WALTON WESTPHALIA EUROPE, LP

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**5-24134**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/30/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

ALEXANDER LANDING; ALEXANDER LANDING, PLAT 1; SOUTH SIDE OF WESTPHALIA ROAD, 750 FEET EAST OF ITS INTERSECTION WTH ROCK SPRING DRIVE

9401 WESTPHALIA ROAD, UPPER MARLBORO,

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

61	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	082 E-4	200 SHEET:	205SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78 - Westphalia & Vicinity	COUNCILMANIC DISTRICT:	06
11	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II-BOWIE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
RR (RESIDENTIAL, RURAL)	10.00 Acres
<b>Total:</b>	<b>10.00 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/02/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-R (RESIDENTIAL, RURAL)	10
RR (RESIDENTIAL, RURAL)		10
	M-I-O (MILITARY INSTALLATION OVERLAY)	10
	R-R (RESIDENTIAL, RURAL)	10

**APPLICANT**  
ELM STREET DEVELOPMENT

**AGENT**

**PROPERTY OWNER**  
ALEXANDER LANDING INC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**5-24135**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/30/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

ALEXANDER LANDING; ALEXANDER LANDING, PLAT 2; SOUTH SIDE OF WESTPHALIA ROAD, 750 FEET EAST OF ITS INTERSECTION WTH ROCK SPRING DRIVE

9401 WESTPHALIA ROAD, UPPER MARLBORO,

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

61	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	082 E-4	200 SHEET:	205SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78 - Westphalia & Vicinity	COUNCILMANIC DISTRICT:	06
11	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II-BOWIE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
RR (RESIDENTIAL, RURAL)	10.00 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	10.00 Acres
<b>Total:</b>	<b>20.00 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
04/02/2026	Approval	Approved transmittal of TSR and recommendation

**Zoning Acreage Breakdown**

<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
RR (RESIDENTIAL, RURAL)	R-R (RESIDENTIAL, RURAL)	10
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		10
	M-I-O (MILITARY INSTALLATION OVERLAY)	10
	R-R (RESIDENTIAL, RURAL)	10

**APPLICANT**

ELM STREET DEVELOPMENT

**AGENT**

**PROPERTY OWNER**

ALEXANDER LANDING INC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**5-25050**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/10/2026**  
**STATUS : Approved**

MELFORD TOWN CENTER, PLAT 15; MELFORD TOWN CENTER, PLAT 15; INTERSECTION OF CURIE DRIVE AND MELFORD BOULEVARD (NW & NE QUADRANT) IN BOWIE, MD 20715

, BOWIE,

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

29	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	047 F-3	200 SHEET:	207NE15
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B - City of Bowie	COUNCILMANIC DISTRICT:	04
4	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II-BOWIE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
TAC-c (TOWN ACTIVITY CENTER (CORE))	1.86 Acres
<b>Total:</b>	<b>1.86 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/23/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.86
TAC-c (TOWN ACTIVITY CENTER (CORE))		1.86

**APPLICANT**  
 ST. JOHN PROPERTIES, INC.

**AGENT**

**PROPERTY OWNER**  
 MARYLAND SCIENCE AND TECHNOLOGY CENTER II, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**ACL-2025-0019**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/3/2026**  
**STATUS : Pending**

KLUB KID DAYCARE; KLUB KID DAYCARE - SECTION 4.7-1 BUFFER YARD; LOCATED APPROXIMATELY 1200 FT NORTHWEST FORM INTERSECTION MD RT5 AND ALLENTOWN RD

6007 OLD BRANCH AVENUE, TEMPLE HILLS, MD 20748

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	98-A3, 98-A4	200 SHEET:	208SE05
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)			APA:	N/A

**AUTHORITY: COMPANION**

<b>ZONING:</b>	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	0.87 Acres
<b>Total:</b>	<b>0.87 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		0.87

**APPLICANT**  
 ELITE ENGINEERING, LLC

**AGENT**

**PROPERTY OWNER**  
 QUIANA GILLISON

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**ACL-2026-0002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/2/2026**  
**STATUS : Pending**

DE DESTINATION AGAMA LOUNGE; SEEKING ALTERNATIVE COMPLIANCE TO SECTION 4.4 SCREENING REQUIREMENTS AND SECTION 4.8-BUILDING FRONTAGE LANDSCAPE REQUIREMENTS.; 6538 OLD LANDOVER ROAD, HYATTSVILLE MD 20785

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

6538 OLD LANDOVER ROAD, HYATTSVILLE, MD 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	51-C4	200 SHEET:	204NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY: STAND ALONE**

<b>ZONING:</b>	
CGO, RSF-65	0.54 Acres
<b>Total:</b>	<b>0.54 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CHIDI UGBAM

**AGENT**

**PROPERTY OWNER**  
 NNAMDI NWASINOKE

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**ACL-2026-0003**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/13/2026**  
**STATUS : Pending**

THE PAVILION AT LOTTSFORD; PAVILION AT LOTTSFORD - SECTION 4.6; INTERSECTION OF LOTTSFORD ROAD AND MCCORMICK DRIVE, 9400 LOTTSFORD RD, UPPER MARLBORO, MD 20774

9400 LOTTSFORD, LARGO,

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-E1	200 SHEET:	202NE08
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)			APA:	N/A

**AUTHORITY:** COMPANION

<b>ZONING:</b>	
RTO-H-E	5.92 Acres
<b>Total:</b>	<b>5.92 Acres</b>

**APPLICANT**  
 LAW OFFICES OF SHIPLEY & HORNE, P.A.

**AGENT**

**PROPERTY OWNER**  
 9400 LOTTSFORD ROAD, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**CDP-9306-06** ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/6/2026** BAILEY'S VILLAGE LOT 10; AMENDMENT TO DEVELOP UP TO 34 RESIDENTIAL UNITS OVER RETAIL/OFFICE AND  
**STATUS : Pending** 6,000 TO 10,000 SQUARE FEET OF RETAIL/OFFICE SPACE WITHIN TWO BUILDINGS BY REDUCING THE MINIMUM  
 AMOUNT OF RETAIL/OFFICE SPACE TO 6,000 TO 10,000 SQUARE FEET, AMENDING THE TOTAL AC...; SOUTH OF  
 FLORAL PARK ROAD, AT ITS INTERSECTION WITH SAINT MARY'S VIEW ROAD

**ZONING ORDINANCE:** PRIOR ZONING 2501 SAINT MARYS VIEW ROAD, ACCOKEEK, MD 20607  
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	142-F2, 142-E2	200 SHEET:	217SE03, 218SE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0	PARCELS	36	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)			APA:	N/A

**AUTHORITY:** AMENDMENT - BOARD LEVEL

<b>ZONING:</b>	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.65 Acres
<b>Total:</b>	<b>1.65 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		Pending

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		1.65
	L-A-C (LOCAL ACTIVITY CENTER)	1.65

<b>APPLICANT</b> WYL FLATS	<b>AGENT</b>	<b>PROPERTY OWNER</b> WYL FLATS
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**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**CDP-9902-06**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/17/2025**  
**STATUS : Approved**  
**APPROVED DATE: 04/16/2026**

OAK CREEK CLUB - LANDBAY T; AMENDMENT TO DEVELOPMENT PARCEL M TO INCREASE DENSITY FOR THE DEVELOPMENT OF 28 SINGLE-FAMILY DETACHED DWELLING UNITS IN THE R-L AND L-A-C ZONES; LOCATED AT THE NORTH-EAST QUADRANT OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD.

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

0	LOTS	28	UNITS DETACHED	TAX MAP & GRID:	69-E4, 76-E1	200 SHEET:	201SE13, 201SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	6
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)			APA:	N/A

**AUTHORITY:** AMENDMENT - BOARD LEVEL

<b>ZONING:</b>	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.24 Acres
<b>Total:</b>	<b>3.24 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
03/19/2026	Continued	Continued to 03-26-2026
03/26/2026	Continued	Continued to 04/16/2026
04/16/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	L-A-C (LOCAL ACTIVITY CENTER)	3.24
LCD (LEGACY COMPREHENSIVE DESIGN)		3.24

**APPLICANT**  
CARROLLTON OAK CREEK, LLC

**AGENT**

**PROPERTY OWNER**  
CARROLLTON OAK CREEK, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**CDP-9903-05**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/17/2025**  
**STATUS : Approved**  
**APPROVED DATE: 04/16/2026**

OAK CREEK CLUB - LANDBAY T; AMENDMENT TO DEVELOPMENT PARCEL M TO INCREASE DENSITY FOR THE DEVELOPMENT OF 28 SINGLE-FAMILY DETACHED DWELLING UNITS IN THE R-L AND L-A-C ZONES; LOCATED AT THE NORTH-EAST CORNER OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD. THE SUBJECT PROPE

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

0	LOTS	28	UNITS DETACHED	TAX MAP & GRID:	69-E4, 76-E1	200 SHEET:	201SE13, 201SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	6
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)			APA:	N/A

**AUTHORITY:** AMENDMENT - BOARD LEVEL

<b>ZONING:</b>	
LCD (LEGACY COMPREHENSIVE DESIGN)	4.87 Acres
<b>Total:</b>	<b>4.87 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
03/20/2026	Continued	Continued to 03/26/2026
03/26/2026	Continued	Continued to 04/16/2026
04/16/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	L-A-C (LOCAL ACTIVITY CENTER)	4.87
LCD (LEGACY COMPREHENSIVE DESIGN)		4.87

**APPLICANT**  
CARROLLTON OAK CREEK, LLC

**AGENT**

**PROPERTY OWNER**  
CARROLLTON OAK CREEK, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**CSP-2025-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/27/2026**  
**STATUS : Pending**

ENCLAVE @ MARLBORO SQUARE; AMEND CSP-12001 FOR DEVELOPMENT OF 62 SINGLE FAMILY ATTACHED RESIDENTIAL (TOWNHOUSE) DWELLING UNITS WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS, IN CONJUNCTION WITH AN EXISTING FOOD AND BEVERAGE STORE OF 4,650 SQUARE FEET AND A GAS STATION; IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND MD 725 (OLD MARLBORO PIKE)

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

5201 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20772

62	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	101-B1	200 SHEET:	207SE11	
0	OUTLOTS	62	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6	
3	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2	
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	
			59,156	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** BOARD LEVEL AMENDMENT

<b>ZONING:</b>	
CN	8.99 Acres
<b>Total:</b>	<b>8.99 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
07/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	8.99

**APPLICANT**  
GLW

**AGENT**

**PROPERTY OWNER**  
FORKS OF THE ROAD, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**CSP-24001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/13/2025**  
**STATUS : Approved**  
**APPROVED DATE: 04/23/2026**

SOUTHERN HILLS; A MIXED-USE DEVELOPMENT CONSISTING OF 980 MULTIFAMILY DWELLING UNITS, 150 SENIOR HOUSING UNITS, 168 TOWNHOUSE UNITS, AND APPROXIMATELY 45,000 SQUARE FEET OF COMMERCIAL/RETAIL AND MEDICAL OFFICE SPACE, ALONG WITH A CHANGE TO THE LIST OF ALLOWED USES T...; ON THE SOUTH SIDE OF SOUTHERN AVENUE AND THE NORTH AND SOUTH SIDES OF WHEELER HILLS ROAD

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

4700 FULL GOSPEL BOULEVARD, OXON HILL, 20745

3	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	87-C2, 87-C3	200 SHEET:	206SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0	PARCELS	1,300	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		45,000	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** BOARD LEVEL

**ZONING:**

RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	83.77 Acres
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	1.43 Acres
<b>Total:</b>	<b>85.20 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/23/2026	Approval	

**Zoning Acreage Breakdown**

<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	83.77
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	0.2
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	1.43

**APPLICANT**  
SOUTHERN HILLS, LLC

**AGENT**

**PROPERTY OWNER**  
SOUTHERN HILLS, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DET-2022-004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/13/2026**  
**STATUS : Pending**

THE PAVILION AT LOTTSFORD; DEVELOPMENT OF 769 MULTIFAMILY DWELLING UNITS IN THREE BUILDINGS AND 51,781 NON-RESIDENTIAL USE, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES.; LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LOTTSFORD ROAD AND MCCORMICK DRIVE.

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

9400 LOTTSFORD, LARGO,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-E1	200 SHEET:	202NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	6
1	PARCELS	769	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		51,781	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY: BOARD LEVEL**

<b>ZONING:</b>	
RTO-H-c (REGION TRANSIT-ORIENT, HIGH-INTENS (CORE))	9.61 Acres
<b>Total:</b>	<b>9.61 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/18/2026		PENDING

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-H-c (REGION TRANSIT-ORIENT, HIGH-INTENS (CORE))		9.61

**APPLICANT**  
 SHIPLEY & HORNE, P.A.

**AGENT**

**PROPERTY OWNER**  
 9400 LOTTSFORD ROAD, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DET-2025-010**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/8/2025**  
**STATUS : Approved**  
**APPROVED DATE: 04/16/2026**

BRANCHVILLE CROSSING; DEVELOPMENT OF AN 87-UNIT APARTMENT BUILDING FOR ELDERLY OR PHYSICALLY DISABLED FAMILIES, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES; ON THE NORTH SIDE OF BRANCHVILLE ROAD, AT ITS INTERSECTION WITH US 193 (UNIVERSITY BOULEVARD)

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

4810 BRANCHVILLE ROAD, COLLEGE PARK,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	25-E4	200 SHEET:	210NE04, 211NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
2	PARCELS	87	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)			APA:	N/A

**AUTHORITY:** BOARD LEVEL

<b>ZONING:</b>	
AG (AGRICULTURE AND PRESERVATION)	0.18 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	2.02 Acres
<b>Total:</b>	<b>2.20 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
03/26/2026	Approval with Conditions	New PB date: 3/26/2026

**Zoning Acreage Breakdown**

<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	2.0199
AG (AGRICULTURE AND PRESERVATION)		0.1801
	O-S (OPEN SPACE)	0.1801
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		2.0199

**APPLICANT**  
CRUZ DEVELOPMENT CORPORATION 1

**AGENT**

**PROPERTY OWNER**  
CRUZ DEVELOPMENT CORPORATION 1

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DSP-16037-04**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/8/2026**  
**STATUS : Pending**

TESLA - WAWA #8637 - DISTRICT HEIGHTS, MD; TESLA IS PROPOSING TO ADD AN ADDITIONAL (8) ELECTRIC VEHICLE CHARGING STATIONS AND ASSOCIATED GROUND EQUIPMENT AT THE WAWA LOCATED AT 2151 BROOKS DRIVE.; 38.861 N, 76.918 W

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

2151 BROOKS DRIVE, CAPITAL HEIGHTS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	80-F1	200 SHEET:	203SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	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:** AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	2.45 Acres
<b>Total:</b>	<b>2.45 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	2.45
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		2.45

**APPLICANT**  
 TIM NIES (TESLA, INC.)

**AGENT**

**PROPERTY OWNER**  
 OAKCREST WEST, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DSP-20053-02**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 11/3/2025**  
**STATUS : Approved**  
**APPROVED DATE: 04/13/2026**

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - PROPOSED MULTIFAMILY BUILDING ON PARCEL 2 AND MODIFY THE COURTYARD.; ON THE EAST SIDE OF LITTLE BRANCH RUN, 250 FEET WEST OF ITS INTERSECTION WITH AGER ROAD.

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

5615 LITTLE BRANCH RUN, HYATTSVILLE,

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 207NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	342	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)			APA:	N/A

**AUTHORITY:** ETOD - BOARD LEVEL

<b>ZONING:</b>	
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	8.04 Acres
<b>Total:</b>	<b>8.04 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	CONTINUANCE TO 2-19-26

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		8.035
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	8.035
	T-D-O (TRANSIT DISTRICT OVERLAY)	8.035

**APPLICANT**  
WHPC BLOCK 4, LLC

**AGENT**

**PROPERTY OWNER**  
WHPC BLOCK 4, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DSP-2025-0025**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/22/2026**  
**STATUS : Pending**

THE BOULEVARD AT 9091; THE PROPOSED MIXED-USE DEVELOPMENT IS FOR 45 TOWNHOMES AND A 5 STORY MULTIFAMILY BUILDING WITH A PARKING GARAGE. THE REQUESTS IN THIS AMENDMENT ARE TO REVERT THE MULTIFAMILY UNIT COUNT TO 243 PREVIOUSLY APPROVED UNDER DSP-03098-06, REVISE THE UNIT MI...; LOCATED AT THE SOUTHEAST QUADRANT AT THE INTERSECTION OF BALTIMORE AVENUE AND CHEROKEE STREET.

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

9091 BALTIMORE AVENUE, COLLEGE PARK, MD 20740

45	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	25-D3, 25-E3, 25-E4,	200 SHEET:	211NE04
0	OUTLOTS	45	UNITS ATTACHED		25-D4	COUNCILMANIC DISTRICT:	3
3	PARCELS	243	UNITS MULTIFAMILY	PLANNING AREA:	66	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		3,739	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	I	APA:	N/A

**AUTHORITY:** AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
LTO-E	4.56 Acres
<b>Total:</b>	<b>4.56 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 VIKA MARYLAND, LLC

**AGENT**

**PROPERTY OWNER**  
 METROPOLITAN DEV GRP CGPK TWN

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DSP-2025-0032**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/1/2026**  
**STATUS : Pending**

HOPE VILLAGE - PHASE 2; AN AMENDMENT TO DSP-20008 ADDING TWO NEW ELEVATION MODELS TO THREE PREVIOUSLY APPROVED SINGLE-FAMILY ATTACHED HOME MODELS.; SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 223 (WOODYARD ROAD) AND MARLBORO PIKE

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

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	249	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
33	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)			APA:	N/A

**AUTHORITY:** AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
RMF-48	34.26 Acres
<b>Total:</b>	<b>34.26 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
 DREAM FINDERS HOMES, LLC.

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DSP-2025-0036**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/6/2026**  
**STATUS : Pending**

MILL BRANCH CROSSING - ARBY'S; DEVELOPMENT OF A 1,910-SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.; ON THE EAST SIDE OF US 301 (ROBERT CRAIN HIGHWAY), APPROXIMATELY 200 FEET NORTH OF ITS INTERSECTION WITH MILL BRANCH ROAD

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

3480 SAINT LOLA LANE, BOWIE, MD 20716

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-E4	200 SHEET:	205NE14
0	OUTLOTS	190	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	408	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		2,335	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** AMENDMENT - BOARD LEVEL

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

Planning Board		
Hearing Date	Decision	Notes
06/25/2026		Pending

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	0.93

**APPLICANT**  
GLW

**AGENT**

**PROPERTY OWNER**  
GREEN BRANCH LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DSP-2026-0009**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/6/2026**  
**STATUS : Pending**

LARGO STATION; ETOD DETAILED SITE PLAN FOR THE CONSTRUCTION OF 269 MULTIFAMILY DWELLING UNITS AND 1,990 SQAURE-FEET OF COMMERCIAL/RETAIL SPACE IN ONE BUILDING; IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF LARGO DRIVE WEST AND HARRY S. TRUMAN DRIVE.

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

9300 LARGO DRIVE WEST, UPPER MARLBORO, MD 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-D3, 67-E3	200 SHEET:	201NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	6
1	PARCELS	269	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		1,990	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** ETOD - BOARD LEVEL

<b>ZONING:</b>	
RTO-H-C	3.67 Acres
<b>Total:</b>	<b>3.67 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-U-I (MIXED USE INFILL)	3.669

**APPLICANT**  
 GIBBS AND HALLER

**AGENT**

**PROPERTY OWNER**  
 GATEWAY MERCHANT BANKING

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**DSP-2026-0011**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/27/2026**  
**STATUS : Pending**

MEMORIAL GARDEN COM; MEMORIAL GARDEN AND COLUMBARIUM:  
 WALL MOUNTED COLUMBARIUM NICHEs, STONE BENCH, RAISED BED PLANTING, LAWN AND REPLACEMENT OF  
 CONCRETE WALK AND LANDING.; 4217 EAST WEST HIGHWAY

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

4217 EAST WEST HIGHWAY, HYATTSVILLE, MD 20782

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	42-B2	200 SHEET:	207NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	16	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	0.84 Acres
<b>Total:</b>	<b>0.84 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	0.837

**APPLICANT**  
 DPCONRAD, ARCHITECT

**AGENT**

**PROPERTY OWNER**  
 WOODRIDGE MENNONITE CHURCH

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0038**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 1; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

50	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
7	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	3.34 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	3.34 Acres
<b>Total:</b>	<b>6.68 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
04/02/2026	Approval	

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	3.34
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	3.34

**APPLICANT**

CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**

ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0043**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/3/2026**  
**STATUS : Approved**

MT. HERMON LODGE; MT. HERMON LODGE; WEST SIDE OF 43RD AVENUE, BETWEEN GALLATIN STREET AND FARRAGUT STREET.

4207 GALLATIN STREET, HYATTSVILLE, MD 20781

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	50-B1	200 SHEET:	206NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	02
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	16	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	0.29 Acres
<b>Total:</b>	<b>0.29 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/16/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	0.144
	C-S-C (COMMERCIAL SHOPPING CENTER)	0.144
NAC (NEIGHBORHOOD ACTIVITY CENTER)		0.29

Variation/Variance	
Section	Definition
24-122(a)	non-standard PUE

**APPLICANT**  
CV, INC

**AGENT**

**PROPERTY OWNER**  
MT. HERMON LODGE PRESERVATION PROJECT, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0045**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 2; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
<b>Total:</b>	<b>34.24 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
04/02/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	0

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

**APPLICANT**

CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**

ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0046**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 3; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
RMF-48/MIO	37.61 Acres
<b>Total:</b>	<b>37.61 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/02/2026	Approval	

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
 MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0048**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 5; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
RMF-48/MIO	37.61 Acres
<b>Total:</b>	<b>37.61 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/02/2026	Approval	

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
 MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0049**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 6; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

42	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
5	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	34.24 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
<b>Total:</b>	<b>68.48 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
04/02/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

**APPLICANT**  
CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0050**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 7; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	34.24 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
<b>Total:</b>	<b>68.48 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
04/02/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

**APPLICANT**  
CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0051**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 8; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
<b>Total:</b>	<b>34.24 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
04/02/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

**APPLICANT**  
CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0052**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 3/20/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

HOPE VILLAGE; HOPE VILLAGE, PLAT 9; SOUTHEASTERLY INTERSECTION OF MARLBORO PIKE AND WOODYARD ROAD  
 AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 223 (WOODYARD ROAD) AND MARLBORO PIKE.

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

5800 WOODYARD ROAD, UPPER MARLBORO, MD 20772

249	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-B3	200 SHEET:	208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	09
33	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)			APA:	N/A

**AUTHORITY:** MAJOR

<b>ZONING:</b>	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	34.24 Acres
<b>Total:</b>	<b>34.24 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
04/02/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	34.24
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		34.24
	M-I-O (MILITARY INSTALLATION OVERLAY)	34.24

Variation/Variance	
Section	Definition
24-128(b)(7)(A)	Private Road and Easements in Comprehensive Design and Mixed Use Zones

**APPLICANT**

CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**

ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,  
MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2025-0085**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/16/2026**  
**STATUS : Pending**

STERLING CARE HILLHAVEN; STERLING CARE HILLHAVEN

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

THE PROPERTY WILL CONTINUE TO SERVE AS A NURSING AND CARE HOME FACILITY, WHICH CURRENTLY EXISTS WITH 126 BEDS. THE PROPOSAL INCLUDES A NEW BUILDING ADDITION CONTAINING 36 SKILLED NURSING BEDS (BRINGING THE FACILITY TOTAL TO ...; 3210 POWDER MILL RD, ADELPHI, MD 20783

3210 POWDER MILL ROAD, HYATTSVILLE, MD 20783

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	18-A2	200 SHEET:	214NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	1
2	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:** MAJOR

<b>ZONING:</b>	
RR (RESIDENTIAL, RURAL)	8.34 Acres
<b>Total:</b>	<b>8.34 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
05/07/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-R (RESIDENTIAL, RURAL)	8.34
RR (RESIDENTIAL, RURAL)		8.34

**APPLICANT**

A. MORTON THOMAS & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**

HILLHAVEN SNF REALTY, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**FPS-2026-0032**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/29/2026**  
**STATUS : Pending**

COLMAR MANOR; PARCELS K & L, COLMAR MANOR, A RESUBDIVISION OF PARCEL J

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

A PROPOSED RESUBDIVISION OF EXISTING PARCEL "J" INTO PROPOSED PARCELS "K" & "L". ASSOCIATED WITH PRELIMINARY PLAN OF SUBDIVISION PPS-2025-009.; LOCATED ON THE SOUTH SIDE OF BLADENSBURG ROAD, EAST OF ITS INTERSECTION WITH 41ST AVENUE

4101 BLADENSBURG ROAD, BRENTWOOD, MD 20722

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	50-B4	200 SHEET:	205NE03, 205NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	5
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1, 4
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY: MAJOR**

<b>ZONING:</b>	
NAC	2.52 Acres
<b>Total:</b>	<b>2.52 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
05/14/2026		

**APPLICANT**  
 ATWELL

**AGENT**

**PROPERTY OWNER**  
 EHP C/O THE MICHAEL COMPANIES, INC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**MR-2025-0010**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**  
**APPROVED DATE: 04/09/2026**

BELTSVILLE VOLUNTEER FIRE DEPT #831 ELEVATOR ADDIT; THE SITE CURRENTLY INCLUDES AN EXISTING, OPERATING FIRE AND EMS STATION THAT COMPLETES EMERGENCY AND NON-EMERGENCY RESPONSES TO CALLS RECEIVED. THE SINGLE BUILDING IS A TWO STORY, BRICK AND CONCRETE BLOCK STRUCTURE; APPROXIMATELY 30 FEET IN HEIGHT AN...; N/A

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

4911 PRINCE GEORGES AVENUE, BELTSVILLE, MD 20705

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	19-A1	200 SHEET:	214NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	61	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:** FULL CASE

<b>ZONING:</b>	
RR	0.38 Acres
<b>Total:</b>	<b>0.38 Acres</b>

**APPLICANT**  
 BELTSVILLE VOLUNTEER FIRE DEPARTMENT

**AGENT**

**PROPERTY OWNER**  
 BELTSVILLE VOLUNTEER FIRE DEPARTMENT

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**MR-2025-0015**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Approved**  
**APPROVED DATE: 04/02/2026**

MILL BRANCH PLACE SOLAR; PROPOSED FOR TWO COMMUNITY SOLAR ENERGY SYSTEMS (SES) TO GENERATE A TOTAL OF 4 MEGAWATTS (MW), 2 MW AND 2 MW, RESPECTIVELY, OF ALTERNATING CURRENT INTO THE ELECTRIC POWER GRID; NORTH SIDE OF MILL BRANCH PLACE IN BOWIE

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

17460 MILL BRANCH PLACE, BOWIE, MD 20716

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	55-F4, 56-A3, 55-F3, 56-A4	200 SHEET:	204NE15, 205NE15
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	3
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0 GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** FULL CASE

<b>ZONING:</b>	
AG	46.77 Acres
<b>Total:</b>	<b>46.77 Acres</b>

**APPLICANT**  
 MILL BRANCH PLACE SOLAR, LLC

**AGENT**

**PROPERTY OWNER**  
 ESTATE OF DOROTHY A STEWART

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**MRF-2023-012**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**  
**APPROVED DATE: 04/16/2026**

SPRINGHILL LAKE ELEMENTARY SCHOOL; TO CONSTRUCT A NEW ELEMENTARY SCHOOL, SWM, PARKING LOT AND ASSOCIATED GRADING.; SPRINGHILL DRIVE

6060 SPRINGHILL DRIVE, GREENBELT,

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	026 B-3	200 SHEET:	211NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	67 - Greenbelt & Vicinity	COUNCILMANIC DISTRICT:	04
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1-DEVELOPED
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I-HYATTSVILLE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** LEGACY - MANDATORY REFERRAL

<b>ZONING:</b>	
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)	1.09 Acres
<b>Total:</b>	<b>1.09 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)		1.09

**APPLICANT**  
 CAROLINE MEYER

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**MRF-2025-006**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**  
**APPROVED DATE: 04/16/2026**

COOL SPRING ELEMENTARY SCHOOL RENOVATION; RENOVATION OF EXISTING SCHOOL TO A THREE-STORY SCHOOL FOR 900 STUDENTS. COMMUNITY ANNEX BUILDING TO BE CONSTRUCTED AT REAR OF SITE W THERAPY POOL, FAMILY SUPPORT CENTER & ADMIN OFF; RIGGS ROAD

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

8910 RIGGS ROAD, HYATTSVILLE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	024 D-4	200 SHEET:	211NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	65 - Langley Park & Vicinity	COUNCILMANIC DISTRICT:	02
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1-DEVELOPED
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I-HYATTSVILLE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** LEGACY - MANDATORY REFERRAL

<b>ZONING:</b>	
RR (RESIDENTIAL, RURAL)	21.00 Acres
<b>Total:</b>	<b>21.00 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)		21

**APPLICANT**  
 CAROLINE MEYER

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**NRI-2026-0030**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

AUTOSPA EXPRESS CARWASH; NRI FOR DEVELOPMENT OF PROPOSED CARWASH.; CHERRYWOOD LANE AND GREENBELT ROAD, GREENBELT.

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	26-A4	200 SHEET:	210NE05, 211NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	67	COUNCILMANIC DISTRICT:	4
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)			APA:	N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

<b>ZONING:</b>	
CGO	5.67 Acres
<b>Total:</b>	<b>5.67 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 WETLAND STUDIES AND SOLUTIONS, INC.

**AGENT**

**PROPERTY OWNER**  
 QUANTUM COMPANIES

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**NRI-2026-0032**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

EDGE EXPRESS CARWASH; PROPOSED COMMERCIAL DEVELOPMENT OF A CARWASH FACILITY; NORTH SIDE OF MARLBORO PIKE BETWEEN WHITNEY PLACE AND LORING DRIVE

7104 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-E3	200 SHEET:	204SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	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:** NATURAL RESOURCE INVENTORY PLAN

<b>ZONING:</b>	
CGO	1.04 Acres
Total:	<b>1.04 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
 MINOO AGHYANI

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**NRI-2026-0033**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

ENTERPRISE SHOPPING CENTER; THE 16.79 ACRE PROPERTY IS THE SITE OF THE ENTERPRISE SHOPPING CENTER LOCATED ON THE SOUTH SIDE OF ANNAPOLIS ROAD AT ITS INTERSECTION WITH CARTER AVENUE WITH TAX ACCOUNT NOS. 20-2199214 AND 20-2199206. THE PROPERTY IS IMPROVED WITH A SHOPPING CENTER ...; SOUTH SIDE OF ANNAPOLIS ROAD AT ITS INTERSECTION WITH CARTER AVENUE

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

9343 ANNAPOLIS ROAD, LANHAM, MD 20706

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-E2, 44-E3, 44-D3, 44-D2	200 SHEET:	207NE08
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
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

<b>ZONING:</b>	
CGO	16.79 Acres
<b>Total:</b>	<b>16.79 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CAPITOL DEVELOPMENT DESIGN INC.

**AGENT**

**PROPERTY OWNER**  
 ECA BULIGO ENTERPRISE PLAZA PARTNERS LP

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**NRI-2026-0034**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

17410 CROOM ROAD; NRI PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT; 17410 CROOM ROAD,  
 BRANDYWINE, MD 20613

17410 CROOM ROAD, BRANDYWINE, MD 20613

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	168-E4	200 SHEET:	222SE15, 222SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	87A	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)			APA:	N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

<b>ZONING:</b>	
AG	3.00 Acres
<b>Total:</b>	<b>3.00 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 WETLAND STUDIES AND SOLUTIONS, INC.

**AGENT**

**PROPERTY OWNER**  
 JONATHAN NICHOLSON

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**NRI-2026-0035**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

3910 OLD BRANCH AVE; REVISION OF NRI-066-2017; SOUTHEAST OF THE INTERSECTION OF OLD BRANCH AVE AND BEDFORD WAY

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	88-D2, 88-C2	200 SHEET:	206SE04, 205SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
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)			APA:	N/A

**AUTHORITY: NATURAL RESOURCE INVENTORY PLAN**

<b>ZONING:</b>	
RMF-48	10.66 Acres
<b>Total:</b>	<b>10.66 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 HOLLY OAK CONSULTING, LLC

**AGENT**

**PROPERTY OWNER**  
 BEDFORD LENDER LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PPS-2022-036**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/19/2025**  
**STATUS : Approved**  
**APPROVED DATE: 04/23/2026**

GLENN VIEW RESUBDIVISION; GLENN VIEW RESUBDIVISION: THREE LOTS AND ONE PARCEL FOR SINGLE-FAMILY DETACHED RESIDENTIAL AND 12,180 SQUARE FEET OF INSTITUTIONAL DEVELOPMENT.; NORTH SIDE OF ANNAPOLIS ROAD, APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH FORBES BOULEVARD

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

5311 KENDRA DRIVE, LANHAM, 20706

3	LOTS	3	UNITS DETACHED	TAX MAP & GRID:	45-A3	200 SHEET:	207NE09
1	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	3
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	3	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		12,180	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR MIXED USE

<b>ZONING:</b>	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	6.54 Acres
<b>Total:</b>	<b>6.54 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
03/26/2026	Continued	date change with waiver
04/09/2026	Continued	Continued to 04/23/2026
04/23/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		6.5379

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Removal of Specimen Trees
25-122(b)(1)(G)	

**APPLICANT**

JAMIL- UL- JALIL ISLAMIC ORGANIZATION, INC

**AGENT**

**PROPERTY OWNER**

JAMIL- UL- JALIL ISLAMIC ORGANIZATION, INC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PPS-2025-0022**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/2/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/23/2026**

RST NEW CARROLLTON; RST NEW CARROLLTON: ONE PARCEL FOR MIXED-USE DEVELOPMENT CONSISTING OF 300 MULTIFAMILY DWELLING UNITS AND 3,000 SQUARE FEET OF NONRESIDENTIAL USE.; ON SOUTH SIDE OF MD 450 (ANNAPOLIS ROAD), APPROX. 500 FEET EAST OF ITS INTERSECTION WITH MD 410 (VETERANS PARKWAY)

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

7591 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	51-E1	200 SHEET:	206NE06, 206NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
1	PARCELS	300	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	300	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		3,000	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR MIXED USE

<b>ZONING:</b>	
NAC-PD	4.29 Acres
<b>Total:</b>	<b>4.29 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
04/02/2026	Approval with Conditions	

**APPLICANT**  
 VIKA MARYLAND

**AGENT**

**PROPERTY OWNER**  
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0057**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

PRIME STORAGE CLINTON MARYLAND; PRE APPLICATION CONFERENCE SUBMISSION AS PART OF THE DETAILED SITE PLAN PROCESS FOR PROPOSED SELF STORAGE DRIVE-UP UNITS.; AT THE CORNER OF BELLEFONTE LN AND FERRY ROAD. 7900 BELLEFONTE LN, CLINTON, MD.

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

7900 BELLEFONTE LANE, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	117-A1, 108-A4	200 SHEET:	211SE07
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:** PRE-APPLICATION

<b><u>ZONING:</u></b>	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	Acres
MIO (MILITARY INSTALLATION - NOISE OVERLAY)	Acres
MIO (MILITARY INSTALLATION - SAFETY OVERLAY)	Acres
<b>Total:</b>	Acres

**Zoning Acreage Breakdown**

<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		
MIO (MILITARY INSTALLATION - NOISE OVERLAY)		
MIO (MILITARY INSTALLATION - SAFETY OVERLAY)		

**APPLICANT**  
STONEFIELD ENGINEERING & DESIGN

**AGENT**

**PROPERTY OWNER**  
PRIME STORAGE CLINTON MARYLAND

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0058**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

ENTERPRISE SHOPPING CENTER; THE PRELIMINARY PLAN IS SOLELY FOR THE PURPOSE OF CREATING NEW PARCELS FOR THE EXISTING PAD SITE USES, WHICH CONSIST OF A WENDY'S RESTAURANT, TACO BELL RESTAURANT, TRUIST BANK AND SHELL GASOLINE STATION. EXCEPT FOR THE SHELL STATION, WHICH HAS DIRECT...; THE PROPERTY IS LOCATED AT THE WEST SIDE OF THE INTERSECTION OF SEABROOK ROAD AND ANNAPOLIS ROAD (ROUTE 450).

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

9343 ANNAPOLIS ROAD, LANHAM, MD 20706

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	44-E2, 44-E3, 44-D3, 44-D2	200 SHEET:	207NE08
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
		0 GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

<b>ZONING:</b>	
CGO	16.35 Acres
<b>Total:</b>	<b>16.35 Acres</b>

**APPLICANT**  
 CAPITOL DEVELOPMENT DESIGN INC.

**AGENT**

**PROPERTY OWNER**  
 ECA BULIGO ENTERPRISE PLAZA

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0059**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

MULTIFAMILY APARTMENT BUILDING 3200 RHODE ISLAND; PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW MULTI-FAMILY APARTMENTS BUILDING LOCATED AT 3200 RHODE ISLAND AVE, MT. RAINIER, MARYLAND 20712, WITHIN THE LEGACY MIXED-USE TOWN CENTER (LMUTC) ZONE. THE PROJECT IS PART OF THE CITY OF MT. RAINIE...; 3200 RHODE ISLAND AVE, MT. RAINIER, MD 20712. NORTH THE INTERSECTION OF EASTERN AVE NE AND RHODE ISLAND AVE.

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

3208 RHODE ISLAND AVENUE, MOUNT RAINIER, MD 20712

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	49-F4	200 SHEET:	205NE03
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:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

<b>ZONING:</b>	
LMUTC	0.98 Acres
<b>Total:</b>	<b>0.98 Acres</b>

**APPLICANT**  
 ISAAC ENGINEERING GROUP, LLC

**AGENT**

**PROPERTY OWNER**  
 3200 RHODE ISLAND AVENUE, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0060**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

13603 BALTIMORE AVENUE; A PRELIMINARY PLAN OF SUBDIVISION TO ALLOW FOR A PLUS/MINUS 4,132 SQUARE-FOOT AUTOMATIC CAR WASH FACILITY WITH ONE LANE AND 15 ANCILLARY VACUUM BAYS; LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF BALTIMORE AVENUE AND CONTEE ROAD.

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

13603 BALTIMORE AVENUE, LAUREL, MD 20707

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	10-A2, 10-B2	200 SHEET:	218NE07, 217NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	10	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:** PRE-APPLICATION

<b>ZONING:</b>	
CS	4.52 Acres
<b>Total:</b>	<b>4.52 Acres</b>

**APPLICANT**  
 SELZER GURVITCH

**AGENT**

**PROPERTY OWNER**  
 AMERICAN AUTOMOBILES, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0061**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

US FULL GOSPEL MISSION; CONSTRUCTION OF A NEW PLACE OF WORSHIP ON THE SUBJECT PROPERTY AND A DETAILED SITE PLAN IS REQUIRED.; 6106 CIPRIANO ROAD LANTHAM, MARYLAND

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

6106 CIPRIANO ROAD, LANHAM, MD 20706

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-B2	200 SHEET:	208NE08
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)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

<b>ZONING:</b>	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	1.15 Acres
<b>Total:</b>	<b>1.15 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		1.15

**APPLICANT**  
 LANDESIGN, INC.

**AGENT**

**PROPERTY OWNER**  
 US FULL GOSPEL MISSION

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0063**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

DAY PROPERTY; DAY LAND INVESTMENT LLC (HEREINAFTER THE "APPLICANT") INTENDS TO PURSUE A PRELIMINARY PLAN OF SUBDIVISION (PPS) FOR THE DEVELOPMENT OF APPROXIMATELY 92 SINGLE-FAMILY DETACHED DWELLING UNITS. THE DAY PROPERTY HAS RECENTLY BEEN REZONED TO RSF-A WHICH ...; EAST SIDE OF MELWOOD ROAD, APPROXIMATELY 1,550 FEET NORTH OF ITS INTERSECTION WITH PENNSYLVANIA AVENUE (MD ROUTE 4).

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

4816 MELWOOD ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	91-B4, 100-B1	200 SHEET:	207SE09, 207SE10
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	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:** PRE-APPLICATION

<b>ZONING:</b>	
AR	27.49 Acres
<b>Total:</b>	<b>27.49 Acres</b>

**APPLICANT**  
 SARAH COOMBS

**AGENT**

**PROPERTY OWNER**  
 DAY FAMILY TRUST

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0064**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

PEACH WALKER MEADOWS; PRELIMINARY PLAN OF SUBDIVISION AND DETAILED SITE PLAN FOR 59 TOWNHOUSE DWELLINGS AND 6 TWO-FAMILY DWELLINGS; AT THE WEST CORNER OF MITCHELLVILLE ROAD AND PEACH WALKER DRIVE

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

15928 PEACH WALKER DRIVE, BOWIE, MD 20716

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	63-C3	200 SHEET:	203NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	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)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

<b><u>ZONING:</u></b>	
RSF-A	7.72 Acres
<b>Total:</b>	<b>7.72 Acres</b>

**APPLICANT**  
 HIJAZI & CARROLL, P.A.

**AGENT**

**PROPERTY OWNER**  
 MBNA LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0065**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

JORDAN CENTER; THE PROJECT SITE IS LOCATED IN 11424 LIVINGSTON RD, FORT WASHINGTON, PRINCE GEORGE'S COUNTY, MARYLAND 20744 APPROXIMATELY 2000 FT NORTH OF THE INTERSECTION OF CORNETT STREET AND LIVINGSTON ROAD. THE DEVELOPER/OWNER, FT. WASHINGTON BUSINESS COMPLEX LL...; 11424 LIVINGSTON RD, FORT WASHINGTON, MARYLAND 20744

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

11424 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	132-B1	200 SHEET:	215SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
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)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

<b><u>ZONING:</u></b>	
CS	1.00 Acres
<b>Total:</b>	<b>1.00 Acres</b>

**APPLICANT**  
 ELITE ENGINEERING, LLC

**AGENT**

**PROPERTY OWNER**  
 FT. WASHINGTON BUSINESS COMPLEX LLC,

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0066**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

GLENN DALE RESERVE; THIS SPE APPLICATION IS FOR A NEW CONDOMINIUM TOWNHOUSE COMMUNITY CONSISTING OF 134 UNITS IN GLENN DALE, MD OUTSIDE OF THE CAPITAL BELTWAY.; LOCATED ON THE SOUTH SIDE OF MD 654 (LANHAM SEVERN ROAD) NORTHEAST OF ITS INTERSECTION WITH GLENN DALE BOULEVARD (MD 193).

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	36-D2, 36-C1, 36-C2, 36-D1	200 SHEET:	210NE10
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	70	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	14	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	APA:	N/A

**AUTHORITY:** PRE-APPLICATION

<b>ZONING:</b>	
CGO (COMMERCIAL, GENERAL AND OFFICE)	26.06 Acres
<b>Total:</b>	<b>26.06 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		26.06

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**  
SAGE VENTURES LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0068**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

WALKER MILL TOWNS; THIS PLAN PROPOSES TO SUBDIVIDE THE EXISTING PARCEL TO DEVELOP 21 REAR LOADED TOWNHOMES WITH A 20' PARK/MEWES IN FRONT AND PRIVATE DRIVE/ALLEY IN THE REAR ON A 2.55 ACRE PROPERTY WHICH HAS AN APPROVED NRI-2025-0139.; 6821 WALKER MILL ROAD, DISTRICT HEIGHTS, MD 20747; LOCATED 500 FEET WEST OF KAREN BOULEVARD ON WALKER MILL ROAD SOUTH SIDE.

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

6821 WALKER MILL ROAD, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-D4	200 SHEET:	202SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	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:** PRE-APPLICATION

<b>ZONING:</b>	
RSF-A (RESIDENTIAL, SINGLE- FAMILY ATTACHED)	2.55 Acres
<b>Total:</b>	<b>2.55 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		2.55

**APPLICANT**  
PR LLC

**AGENT**

**PROPERTY OWNER**  
OLIVIUM, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**PRE-APP-2026-0069**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

KLUB KID; THE PROJECT SITE IS LOCATED AT 6007 OLD BRANCH AVENUE, TEMPLE HILLS, APPROXIMATELY 1,200 FEET NORTHWEST FROM THE INTERSECTION MD RT5 AND ALLENTOWN ROAD. THE TOTAL SITE AREA IS 0.867 ACRES BASED UPON A BOUNDARY SURVEY. THE GENERAL GROWTH POLICY MAP SH...; THE PROJECT SITE IS LOCATED AT 6007 OLD BRANCH AVENUE, TEMPLE HILLS, APPROXIMATELY 1,200 FEET NORTHWEST FROM THE INTERSECTION MD RT5 AND ALLENTOWN ROAD.

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

6007 OLD BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	98-A3, 98-A4	200 SHEET:	208SE05
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)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

<b>ZONING:</b>	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	0.48 Acres
<b>Total:</b>	<b>0.48 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		0.48

**APPLICANT**  
 ELITE ENGINEERING, LLC

**AGENT**

**PROPERTY OWNER**  
 QUIANA GILLISON, ET AL

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SDP-2025-0014**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/27/2026**  
**STATUS : Pending**

OAKWOOD PRESERVE; THE PROJECT IS TO DEVELOP APPROXIMATELY 112 SINGLE FAMILY DETACHED LOTS, AS SHOWN ON THE APPROVED RECORDED SUBDIVISION PLAT. THE PURPOSE FOR THE SUBMITTAL IS TO REVISE FINAL ENGINEERING PLANS.; THE SUBJECT PROPERTY IS LOCATED BOTH EAST AND WEST SIDES OF LARGO ROAD (MARYLAND ROUTE 202), APPROXIMATELY 1,726 FEET SOUTH OF KENT DRIVE.

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

14313 RUBENS COURT, UPPER MARLBORO, MD 20772

112	LOTS	112	UNITS DETACHED	TAX MAP & GRID:	92-E3, 92-F3, 92-E2,	200 SHEET:	206SE13, 205SE13
0	OUTLOTS	0	UNITS ATTACHED		92-F2	COUNCILMANIC DISTRICT:	6
5	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	79	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	3	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	APA:	N/A

**AUTHORITY:** BOARD LEVEL

<b>ZONING:</b>	
LCD	103.27 Acres
<b>Total:</b>	<b>103.27 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/25/2026		pending

**APPLICANT**  
 DEWBERRY

**AGENT**

**PROPERTY OWNER**  
 GREENWOOD PARK, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SDP-2025-0015**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/6/2026**  
**STATUS : Pending**

SADDLE RIDGE; DEVELOPMENT OF 450 SINGLE-FAMILY DETACHED HOMES AND 253 SINGLE-FAMILY ATTACHED HOMES, WITH INFRASTRUCTURE IMPROVEMENTS; SOUTH OF FLORAL PARK ROAD AND NORTH OF MD 373 (ACCOKEEK ROAD), APPROXIMATELY ONE MILE WEST OF THE INTERSECTION OF MD 373 AND BRANDYWINE ROAD

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

6301 FLORAL PARK ROAD, BRANDYWINE, 20613

703	LOTS	450	UNITS DETACHED	TAX MAP & GRID:	144-C1, 144-C2, 144-	200 SHEET:	218SE06, 217SE06
0	OUTLOTS	253	UNITS ATTACHED		C3	COUNCILMANIC DISTRICT:	9
96	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	85A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VII	APA:	N/A

**AUTHORITY:** BOARD LEVEL

<b>ZONING:</b>	
LCD (LEGACY COMPREHENSIVE DESIGN)	289.36 Acres
<b>Total:</b>	<b>289.36 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		pending

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	289.36

**APPLICANT**  
 RODGERS CONSULTING

**AGENT**

**PROPERTY OWNER**  
 WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SDP-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/8/2026**  
**STATUS : Pending**

WOODSIDE RESERVE - WEST; REVISIONS TO ARCHITECTURE.; LOCATED SOUTH OF WESTPHALIA ROAD, APPROXIMATELY 0.7 MILES WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

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

348	LOTS	231	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	117	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
41	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
6	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
LCD (LEGACY COMPREHENSIVE DESIGN)	104.78 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
LCD (LEGACY COMPREHENSIVE DESIGN)	104.78 Acres
<b>Total:</b>	<b>209.56 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>

**Zoning Acreage Breakdown**

<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
LCD (LEGACY COMPREHENSIVE DESIGN)	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	104.78
	M-I-O (MILITARY INSTALLATION OVERLAY)	105.21
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
LCD (LEGACY COMPREHENSIVE DESIGN)		104.78

**APPLICANT**  
JESSICA COSTA

**AGENT**

**PROPERTY OWNER**  
GREENWAY RESIDENTIAL, INC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SDP-2026-0013**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/13/2026**  
**STATUS : Pending**

NORDSTROM DISTRIBUTION CENTER PARKING EXPANSION; TRAILER STORAGE YARD ADDITION TO AN EXISTING WAREHOUSE FACILITY.; 839 COMMERCE DRIVE, UPPER MARLBORO

839 COMMERCE DRIVE, UPPER MARLBORO, MD 20774

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

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	77-B3, 77-B2, 77-C2, 77-C3	200 SHEET:	202SE14
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	74A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	7	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	APA:	N/A

**AUTHORITY:** AMENDMENT - BOARD LEVEL

<b>ZONING:</b>	
IH (INDUSTRIAL, HEAVY)	27.85 Acres
<b>Total:</b>	<b>27.85 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/18/2026		pending

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
IH (INDUSTRIAL, HEAVY)	E-I-A (EMPLOYMENT AND INSTITUTIONAL AREA)	27.85

**APPLICANT**  
 JONATHAN AREVALO

**AGENT**

**PROPERTY OWNER**  
 NORDSTROM INC.

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SDP-2026-0014**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/6/2026**  
**STATUS : Pending**

SDP - 1202 HOLMES PORCH; 15' X 16.5' SCREEN PORCH OVER THE EXISTING DECK STRUCTURE; LATITUDE:  
 38.765476 LONGITUDE: -76.836411

9709 PASSAGE DRIVE, UPPER MARLBORO, MD 20772

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	117-E2	200 SHEET:	212SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	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:** HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
LCD	0.29 Acres
<b>Total:</b>	<b>0.29 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 KP CONTRACTING

**AGENT**

**PROPERTY OWNER**  
 TINA AND STACEY HOLMES

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SDP-2026-0015**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/22/2026**  
**STATUS : Pending**

MBAH DECK AND SUNROOM; IT IS THE PLAN TO BUILD A DECK WITH A SUNROOM.  
 I'M REQUESTING THE APPROVAL OF A HOMEOWNER MINOR AMENDMENT (HMA) TO SDP-9701 THROUGH THE URBAN DESIGN SECTION OF THE DEVELOPMENT REVIEW DIVISION.; 915 ANDEAN GOOSE WAY, UPPER MARLBORO, MD 20774

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

915 ANDEAN GOOSE WAY, UPPER MARLBORO, MD 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	76-C2	200 SHEET:	202SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	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:** HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
LCD	0.37 Acres
Total:	<b>0.37 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 ACRUZ SERVICES

**AGENT**

**PROPERTY OWNER**  
 SAMUEL MBAH

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SDP-2026-0017**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/28/2026**  
**STATUS : Pending**

CYPRESS GLEN - HOLMES; SFD - PROPOSING TO CONSTRUCT A 14' X 18' SCREENED PORCH LOCATED ON REAR EXISTING HOME. REMOVING EXISTING DECK; SFD - 13003 SCALP DUCK CT UPPER MARLBORO MD

13003 SCALP DUCK COURT, UPPER MARLBORO, MD 20774

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	76-B3	200 SHEET:	202SE11
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	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:** HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

<b>ZONING:</b>	
LCD	0.19 Acres
<b>Total:</b>	<b>0.19 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 APPLIED AND APPROVED

**AGENT**

**PROPERTY OWNER**  
 LORETTA HOLMES

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SPE-2023-008**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/3/2026**  
**STATUS : Pending**

KLUB KID DAYCARE; DEVELOPMENT OF KLUB KID DAY CARE FACILITY WITH ASSOCIATED SURFACE PARKING, SWM FACILITIES AND REQUIRED UTILITIES; LOCATED APPROXIMATELY 1200 FT NORTHWEST FORM INTERSECTION MD RT5 AND ALLENTOWN RD

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

6007 OLD BRANCH AVENUE, TEMPLE HILLS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	098 A-3	200 SHEET:	208SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B - Henson Creek	COUNCILMANIC DISTRICT:	08
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1-DEVELOPED
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV-OXON HILL	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** SPECIAL EXCEPTION

<b>ZONING:</b>	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	0.87 Acres
<b>Total:</b>	<b>0.87 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		0.87

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees

**APPLICANT**  
 ELITE ENGINEERING, LLC

**AGENT**

**PROPERTY OWNER**  
 ELITE ENGINEERING, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**SPE-2026-0001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/9/2026**  
**STATUS : Pending**

3901 SUITLAND - POOL REMOVAL; REVISION OF SITE PLAN TO REMOVE AND INFILL EXISTING POOL - ROSP-3433-02 SUBMITTED 2024 AND TO BE WITHDRAWN PER APPLICANT/OWNER; 3901 SUITLAND ROAD

3901 SUITLAND ROAD ROAD, SUITLAND, MD 20746

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	80-A1, 80-A2, 80-B2, 80-B1	200 SHEET:	203SE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	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:** SPECIAL EXCEPTION - MINOR CHANGE

<b><u>ZONING:</u></b>	
RMF-48	5.87 Acres
<b>Total:</b>	<b>5.87 Acres</b>

**APPLICANT**  
TAMIR EZZAT

**AGENT**

**PROPERTY OWNER**  
AARON PERLIS

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP1-2026-0004**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

STEWART PROPERTY; THIS PRELIMINARY PLAN APPLICATION IS FOR A PLANNED RETIREMENT COMMUNITY OF 41 AGE-RESTRICTED SINGLE-FAMILY ATTACHED FEE SIMPLE LOTS IN THE RR ZONE UNDER THE PRIOR ZONING ORDINANCE. THIS APPLICATION IS IN ACCORDANCE WITH APPROVED SPECIAL EXCEPTION SE...; SOUTHEAST OF THE INTERSECTION OF SPRINGFIELD ROAD AND LAKE GLEN DRIVE

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

8215 SPRINGFIELD ROAD, GLENN DALE, MD 20769

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	28-E3, 28-E4, 28-D4, 28-D3	200 SHEET:	211NE10
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	71A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	14	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	APA:	N/A

**AUTHORITY:** TCP1 - COMPANION

<b><u>ZONING:</u></b>	
RR	12.01 Acres
<b>Total:</b>	<b>12.01 Acres</b>

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
 ESTATE OF JOAN M. STEWART

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP1-2026-0005**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

ENCLAVE @ MARLBORO SQUARE; SEE INTERNAL NOTES: THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 7.0 ACRES LOCATED AT 5201, 5251, & 5301 RITCHIE MARLBORO ROAD IN UPPER MARLBORO, MARYLAND. THE SITE IS APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND O...; 5201, 5251, & 5301 RITCHIE MARLBORO ROAD IN UPPER MARLBORO, MARYLAND. THE SITE IS APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND OLD MARLBORO PIKE.

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

5201 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	100-F1	200 SHEET:	207SE11
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	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:** TCP1 - COMPANION

<b><u>ZONING:</u></b>	
RR	232.31 Acres
<b>Total:</b>	<b>232.31 Acres</b>

**APPLICANT**  
GLW

**AGENT**

**PROPERTY OWNER**  
FORKS OF THE ROAD, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0022**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/28/2026**  
**STATUS : Pending**

REDEEMER'S CHURCH OF CHRIST; CONSTRUCTION OF A 1,030-SEAT CHURCH AND ASSOCIATED OFFICES, CLASSROOMS, BOOKSTORE AND MEETING SPACE ALONG WITH RELATED PARKING AND DRIVEWAYS.; 10111 GREENBELT ROAD

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

10111 GREENBELT ROAD, LANHAM, MD 20706

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	36-A2, 35-F2	200 SHEET:	210NE09, 209NE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	3
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:** TCP2 - STAND ALONE

<b>ZONING:</b>	
RR	8.78 Acres
<b>Total:</b>	<b>8.78 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 REDEEMER'S CHURCH OF CHRIST, INC.

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0023**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 6/5/2024**  
**STATUS : Pending**

THE PAVILION AT LOTTSFORD; 800 CLASS A RESIDENTIAL UNITS & 72,000 SQ FT OF RETAIL SPACE ACROSS 3 PHASES OF CONSTRUCTION. THE PROJECT WILL FEATURE A MIX OF RESIDENTIAL UNITS AND UPSCALE RETAIL; SOUTHWEST CORNER OF MCCORMICK DRIVE AND LOTTSFORD ROAD

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

9400 LOTTSFORD, LARGO,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-E1	200 SHEET:	202NE08
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)			APA:	N/A

**AUTHORITY:** TCP2 - COMPANION

<b>ZONING:</b>	
RTO-H-E	5.92 Acres
<b>Total:</b>	<b>5.92 Acres</b>

**APPLICANT**  
 CHARLES P. JOHNSON & ASSOCIATES, INC.

**AGENT**

**PROPERTY OWNER**  
 9400 LOTTSFORD ROAD, LLC

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0024**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

CHELTANHAM ACRES SOLAR FARM; SOLAR FARM; 4597 FT NORTH OF THE INTERSECTION OF THE CHERRY TREE CROSSING RD AND BRANDYWINE ROAD

13205 CHERRY TREE CROSSING ROAD, BRANDYWINE, MD 20613

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	145-D1, 145-E1	200 SHEET:	217SE08, 217SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	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:** TCP2 - STAND ALONE

<b><u>ZONING:</u></b>	
RR	27.66 Acres
Total:	<b>27.66 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CAPITOL DEVELOPMENT DESIGN INC

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0025**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

AKEM AND MANTAB PROPERTY; THE APPLICANT PROPOSES TO BUILD ONE SINGLE FAMILY HOME ON THE PROPERTY.; APPROXIMATELY 700 FEET EAST OF ROUTE 301 WHICH IS NORTH OF THE INTERSECTION OF ROUTE 301 AND VILLAGE DRIVE WEST.

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

16200 MCCONNELL DRIVE, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	85-D4	200 SHEET:	204SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2, 3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** TCP2 - STAND ALONE

<b>ZONING:</b>	
RR	0.59 Acres
Total:	<b>0.59 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CIVTECH DESIGNS, INC

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0026**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/28/2026**  
**STATUS : Pending**

PROPERTY AT MARLBORO PIKES; TO BUILD ONE SINGLE-FAMILY DETACHED DWELLING UNIT.; 1240 FT NORTHWEST OF THE INTERSECTION OF MARLBORO PIKE AND GREEN LANDING ROAD

16203 MARLBORO PIKE, UPPER MARLBORO, MD 20772

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	102-C1, 102-D1, 102-D2, 102-C2	200 SHEET:	207SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** TCP2 - STAND ALONE

<b>ZONING:</b>	
AG	7.49 Acres
<b>Total:</b>	<b>7.49 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 CAPITOL DEVELOPMENT DESIGN INC

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0027**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/30/2026**  
**STATUS : Pending**

PATUXENT PRESERVE; WOODLAND CONSERVATION BANK; LOCATED NORTH OF THE INTERSECTION OF CLAGETT LANDING ROAD AND ALICIA DRIVE.

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	78-B4, 78-A3, 77-F3,	200 SHEET:	201SE15, 201SE16,
0	OUTLOTS	0	UNITS ATTACHED		78-A2, 78-B3, 78-B2,		202SE15, 202SE16
0	PARCELS	0	UNITS MULTIFAMILY		78-C2	COUNCILMANIC DISTRICT:	
0	OUTPARCELS	0	TOTAL UNITS	PLANNING AREA:	74B	TIER:	3
		0	GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT:	3	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
				POLICE DIVISION:	II	APA:	N/A

**AUTHORITY:** TCP2 - STAND ALONE

<b>ZONING:</b>	
AG	175.56 Acres
<b>Total:</b>	<b>175.56 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 HUNTER MICHAEL

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0028**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/28/2026**  
**STATUS : Pending**

MD 223 AND BRANDYWINE RD SWM POND; STORMWATER MANAGEMENT POND AND RUNOFF; AT THE END OF BOST LANE AND WEST OF OLD BRANDYWINE ROAD

8905 OLD BRANCH AVENUE, CLINTON, MD 20735

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	116-B2, 116-C2, 116-C3	200 SHEET:	211SE06, 212SE06
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:** TCP2 - STAND ALONE

<b>ZONING:</b>	
RSF-95	3.19 Acres
<b>Total:</b>	<b>3.19 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**TCP2-2026-0029**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

6300 PRINCESS GARDEN PKWY; ; PRINCESS GARDEN PKWY AND HICKORY HILL AVE.

6300 PRINCESS GARDEN PARKWAY, LANHAM, MD 20706

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-A1, 44-B2, 44-A2, 44-B1	200 SHEET:	208NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69, 70	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2, 1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I, II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** TCP2 - STAND ALONE

<b>ZONING:</b>	
RSF-65, RSF-95	11.45 Acres
Total:	<b>11.45 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 SUBRA DAS

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**WCO-NE-2026-0025**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/27/2026**  
**STATUS : Pending**

15812 BALD EAGLE SCHOOL ROAD (IN-GROUND POOL); CONSTRUCTION OF AN IN-GROUND POOL.; NELSON  
 PERRIE ROAD TO BALD EAGLE SCHOOL ROAD

15812 BALD EAGLE SCHOOL ROAD, BRANDYWINE, MD 20613

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	158-C4	200 SHEET:	220SE14, 221SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	87A	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)			APA:	N/A

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

<b>ZONING:</b>	
AG	5.00 Acres
<b>Total:</b>	<b>5.00 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 BMA LANDSCAPING LLC

**AGENT**

**PROPERTY OWNER**  
 MICHAEL ALLEN, SR. ET AL

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**WCO-NE-2026-0026**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/27/2026**  
**STATUS : Pending**

R AND R DEVELOPMENT LLC FOREST HARVEST; PROPOSED FOREST HARVEST OF 50+/- AC; SOUTH SIDE OF ACCOKEEK ROAD WEST, APPROX 0.3 MILE WEST OF THE JCT W/ OLD MARSHALL HALL RD

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	160-D4, 160-E4, 160-D3, 160-E2, 160-E3	200 SHEET:	222SW02, 222SW03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

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

<b>ZONING:</b>	
AR	71.59 Acres
Total:	<b>71.59 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 JOHN C HOUSER

**AGENT**

**PROPERTY OWNER**  
 R AND R DEVELOPMENT

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**WCO-SE-2026-0039**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Approved**

LOT SUBDIVISION AT 5426 SHERIFF ROAD; MINOR PRELIMINARY PLAN OF SUBDIVISION FOR NEW LOT LINE CONFIGURATION FOR NINE (9) NEW LOTS; INTERSECTION OF SHERRIF RD AND OATES ST.

5426 SHERIFF ROAD, CAPITOL HEIGHTS, MD 20743

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-A1	200 SHEET:	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)			APA:	N/A

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

<b>ZONING:</b>	
RSF-A	0.29 Acres
<b>Total:</b>	<b>0.29 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 SEPTEMBER PROPERTIES, LLC

**AGENT**

**PROPERTY OWNER**  
 ERNESTO DEBEAUVILLE

**Cases Accepted or Approved Between:  
 4/1/2026 and 4/30/2026**

**WCO-SE-2026-0041**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE :**  
**STATUS : Pending**

3807 HEMLOCK PLACE; INSTALL 27-FT ABOVE-GROUND POOL.; N/A

3807 HEMLOCK PLACE, TEMPLE HILLS, MD 20748

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	97-C3	200 SHEET:	208SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	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:** STANDARD EXEMPTION (WCO-SE)

<b>ZONING:</b>	
RSF-95	0.46 Acres
<b>Total:</b>	<b>0.46 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 LASHAWN BROWN

**AGENT**

**PROPERTY OWNER**  
 LASHAWN BROWN

