

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

4-19023

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/7/2019
STATUS : Approved
APPROVED DATE: 03/26/2026

BELTWAY PLAZA; 55 PARCELS FOR MIXED-USE DEVELOPMENT OF 2500 MULTIFAMILY DWELLING UNITS AND 700,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT; LOCATED ON THE NORTH SIDE OF MD 193 (GREENBELT ROAD) AT THE NORTHEAST QUADRANT OF ITS INTERSECTION WITH CHERRYWOOD LANE

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

, GREENBELT,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	026 A-4	200 SHEET:	210NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	67 - Greenbelt & Vicinity	COUNCILMANIC DISTRICT:	04
55	PARCELS	2,500	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I-HYATTSVILLE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		700,000	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR MIXED USE

ZONING:	
D-D-O;M-U-I	53.88 Acres
Total:	53.88 Acres

Planning Board		
Hearing Date	Decision	Notes
03/26/2026	Extension Request Approved	Validity Ext. - Mahsa Vatandoost

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-U-I (MIXED USE INFILL)	53.88
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	53.88

Variation/Variance	
Section	Definition
24-128(b)(12)()	PUE contiguous to ROW; 10' easement adjacent to either PUE or ROW
24-121(a)(3)()	Private Road and Easements in Comprehensive Design and Mixed Use Zones
24-128(b)(12)()	Access to arterial or higher

APPLICANT
 QUANTUM COMPANIES

AGENT

PROPERTY OWNER
 GB MALL LIMITED PARTNERSHIP

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

4-22067

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/13/2025
STATUS : Approved
APPROVED DATE: 03/12/2026

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

ZONING:	
RR (RESIDENTIAL, RURAL)	84.52 Acres
Total:	84.52 Acres

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:
 3/1/2026 and 3/31/2026**

5-24026

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/4/2026
STATUS : Approved

DISCOVERY DISTRICT, PLAT 1; DISCOVERY DISTRICT, PLAT 1; ON THE EAST SIDE OF US ROUTE 1 AND SOUTH OF PAINT BRANCH PARKWAY

3841 CAMPUS DRIVE, COLLEGE PARK,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	033 D-3	200 SHEET:	209NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66 - College Park- Berwyn Heights & Vicinity	COUNCILMANIC DISTRICT:	03
4	PARCELS	0	UNITS MULTIFAMILY			TIER:	
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	I-HYATTSVILLE	APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	42.91 Acres
Total:	42.91 Acres

Planning Board		
Hearing Date	Decision	Notes
03/12/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		42.91
	M-U-I (MIXED USE INFILL)	42.91

APPLICANT
 BRANDYWINE MD DISCOVERY DISTRICT, LLC

AGENT

PROPERTY OWNER
 UNIVERSITY OF MARYLAND

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

5-24134

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/30/2026
STATUS : Pending

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

ZONING:	
RR (RESIDENTIAL, RURAL)	10.00 Acres
Total:	10.00 Acres

Planning Board		
Hearing Date	Decision	Notes

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:
 3/1/2026 and 3/31/2026**

5-24135

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/30/2026
STATUS : Pending

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

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

Planning Board		
Hearing Date	Decision	Notes
04/23/2023		Approved transmittal of TSR and recommendation

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
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:
 3/1/2026 and 3/31/2026**

5-25021

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/18/2026
STATUS : Approved
APPROVED DATE: 03/12/2026

RENEWAL CHRISTIAN CENTER, PARCEL 1; RENEWAL CHRISTIAN CENTER: FINAL PLAT, PARCEL 1; CORNER OF SOUTHEASTERLY SIDE OF CRAIN HIGHWAY (U.S. 301) AND SOUTHWESTERLY SIDE OF CHEW ROAD

6601 CHEW ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	110-E1	200 SHEET:	209SE13, 209SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	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: MAJOR

ZONING:	
AR (AGRICULTURAL-RESIDENTIAL)	23.34 Acres
Total:	23.34 Acres

Planning Board		
Hearing Date	Decision	Notes
03/12/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		23.34
	R-A (RESIDENTIAL-AGRICULTURAL)	23.34

APPLICANT
 RENEWAL CHRISTIAN CENTER

AGENT

PROPERTY OWNER
 RENEWAL CHRISTIAN CENTER

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

ACL-2025-0009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/6/2026
STATUS : Pending

GRACEFUL LIFESTYLES AT CAMP SPRINGS; GRACEFUL LIFESTYLES AT CAMP SPRINGS - ASSISTED LIVING FACILITY FOR > 8 ELDERLY OR HANDICAPPED RESIDENTS; 7407 TEMPLE HILL ROAD TEMPLE HILL, MD. 20748

7407 TEMPLE HILL ROAD, TEMPLE HILLS, MD 20748

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-E3, 106-E2	200 SHEET:	210SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	
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: COMPANION

ZONING:	
RSF-95	3.89 Acres
Total:	3.89 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SURVEYS, INC

AGENT

PROPERTY OWNER
 THE CASA LIVING

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

ACL-2026-0001

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/18/2026
STATUS : Pending

MARLBORO PIKE DUNKIN'; MARLBORO PIKE DUNKIN - SECTION 4.8 BUILDING FRONTAGE LANDSCAPE REQUIREMENTS; THE ENTRANCE TO THE SITE IS APPROXIMATELY 370' NORTH WEST OF THE INTERSECTION OF MARLBORO PIKE AND FORESTVILLE RD, AND APPROXIMATELY 3,075' NORTH WEST OF THE INTERSECTION OF PENNSYLVANIA AVE AND THE CAPITAL BELTWAY.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7620 MARLBORO PIKE, DISTRICT HEIGHTS, MD 20747

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-F4	200 SHEET:	205SE07, 204SE07
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: STAND ALONE

ZONING:	
CGO	0.69 Acres
Total:	0.69 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
ERIC GARVEY

AGENT

PROPERTY OWNER
SACHIN SHAH

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

ADQ-2023-064

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/9/2026
STATUS : Pending

BRENTWOOD COMPANY SUBDIVISION; BRENTWOOD COMPANY SUBDIVISION - 2 LOTS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT; LOCATED SOUTHEAST OF THE INTERSECTION OF TILDEN STREET AND JACKSON. APPROX FT 1529 FT FROM RHODE ISLAND AVE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3601 TILDEN STREET, BRENTWOOD, MD 20722

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	49-F3	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:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: CERTIFICATE OF ADEQUACY

ZONING:	
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	0.37 Acres
Total:	0.37 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	0.37
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		0.37
	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	0.37

APPLICANT
MYSM1, LLC

AGENT

PROPERTY OWNER
MYSM1, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

ADQ-2024-040

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/23/2026
STATUS : Pending

THE MARK AT COLLEGE PARK; THE MARK AT COLLEGE PARK: ONE PARCEL FOR DEVELOPMENT OF 679 MULTIFAMILY DWELLING UNITS; ALONG THE NORTH SIDE OF HARTWICK ROAD AND SOUTH SIDE OF KNOX ROAD, APPROXIMATELY 635 FEET WEST OF US 1 (BALTIMORE AVENUE)

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4330 HARTWICK ROAD, COLLEGE PARK, MD 20740

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-C4	200 SHEET:	209NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
0	PARCELS	679	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	679	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: CERTIFICATE OF ADEQUACY

ZONING:	
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE))	4.52 Acres
Total:	4.52 Acres

Planning Board		
Hearing Date	Decision	Notes
05/28/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE))		4.52
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	4.52

APPLICANT
 THE MARK AT COLLEGE PARK, LLC

AGENT

PROPERTY OWNER
 UNIT OWNERS ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

CDP-9902-06

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Accepted
APPROVED DATE: 03/26/2026

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

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.24 Acres
Total:	3.24 Acres

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		

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:
 3/1/2026 and 3/31/2026**

CDP-9903-05

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Accepted
APPROVED DATE: 03/26/2026

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

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	4.87 Acres
Total:	4.87 Acres

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		

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:
 3/1/2026 and 3/31/2026**

CSP-23002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/26/2024
STATUS : Approved
APPROVED DATE: 03/10/2026

SIGNATURE CLUB EAST; DEVELOPMENT OF UP TO 300 MULTIFAMILY DWELLING UNITS AND 12,600 SQUARE FEET OF COMMERCIAL/RETAIL SPACE; IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF MD 228 (BERRY ROAD) AND MANNING ROAD EAST

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

340 MANNING ROAD EAST, ACCOKEEK, 20607

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	161-E2	200 SHEET:	221SW01, 221SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0	PARCELS	300	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
1	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		12,600	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: LEGACY - CONCEPTUAL SITE PLAN

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	16.90 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	16.90 Acres
Total:	33.80 Acres

Planning Board		
Hearing Date	Decision	Notes
07/10/2025	Approval with Conditions	Approved with revised conditions
01/15/2026	Approval with Conditions	REMAND HEARING - approved with revised findings and conditions

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		16.9
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		16.9

APPLICANT
VIKA

AGENT

PROPERTY OWNER
SIGNATURE CLUB EAST

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DET-2024-009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/30/2026
STATUS : Pending

THE MARK AT COLLEGE PARK; DEVELOPMENT OF APPROXIMATELY 590 MULTIFAMILY DWELLING UNITS WITHIN TWO BUILDINGS, WITH ASSOCIATED SITE INFRASTRUCTURE AND AMENITIES, INCLUDING A CENTRAL PROMENADE; LOCATED NORTHWEST OF HARTWICK ROAD. APPROX 635 FT FROM THE INTERSECTION OF HARTWICK RD AND BALTIMORE AVENUE U.S. ROUTE 1

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4330 HARTWICK ROAD, COLLEGE PARK, 20740

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-C4	200 SHEET:	209NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
1	PARCELS	590	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: LEGACY - DETAILED SITE PLAN

ZONING:	
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)	4.53 Acres
Total:	4.53 Acres

Planning Board		
Hearing Date	Decision	Notes
06/04/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)		4.53
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	4.53

APPLICANT
 MOLLIE MACICEK

AGENT

PROPERTY OWNER
 UNIT OWNERS ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DET-2024-010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/24/2025
STATUS : Approved
APPROVED DATE: 03/05/2026

ENCLAVE AT BRANDYWINE, PHASE 2; DEVELOPMENT OF 36 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.; ON THE WEST SIDE OF GENERAL LAFAYETTE BOULEVARD, APPROXIMATELY 850 FEET SOUTHWEST OF ITS INTERSECTION WITH CHADDS FORD DRIVE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

15841 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, 20613

36	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	154-E4	200 SHEET:	220SE06, 220SE07
0	OUTLOTS	36	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
6	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	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: BOARD LEVEL

ZONING:	
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	5.44 Acres
Total:	5.44 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-T (TOWNHOUSE)	5.44
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		5.44

APPLICANT
 SH BRANDYWINE LLC

AGENT

PROPERTY OWNER
 SH BRANDYWINE LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DET-2024-015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/15/2025
STATUS : Approved
APPROVED DATE: 03/09/2026

SMITH LAKE ESTATES; DEVELOPMENT OF 143 LOTS AND 17 PARCELS FOR SINGLE-FAMILY DETACHED AND SINGLE-FAMILY ATTACHED (TOWNHOMES) RESIDENTIAL DWELLING UNITS IN THE R-PD ZONE; WEST OF FRANK TIPPETT ROAD, APPROXIMATELY 800 FEET SOUTHWEST OF ITS INTERSECTION WITH COMMO ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10609 FRANK TIPPETT ROAD, CHELTENHAM, 20623

143	LOTS	75	UNITS DETACHED	TAX MAP & GRID:	126-F2, 126-F3, 126-E2, 126-E3	200 SHEET:	214SE09, 214SE08
0	OUTLOTS	68	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
17	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: BOARD LEVEL

ZONING:	
R-PD (RESIDENTIAL PLANNED DEVELOPMENT)	62.52 Acres
Total:	62.52 Acres

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	APPROVED WITH REVISED FINDINGS AND CONDITIONS

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
R-PD (RESIDENTIAL PLANNED DEVELOPMENT)		62.52

APPLICANT
D.R.HORTON, INC.

AGENT

PROPERTY OWNER
D.R.HORTON, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DET-2025-010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved
APPROVED DATE: 03/26/2026

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

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

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

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	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:
 3/1/2026 and 3/31/2026**

DSP-2025-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Pending
APPROVED DATE: 03/05/2026

HYDE LANDING; INFRASTRUCTURE IMPROVEMENTS INCLUDING PUBLIC STREETS, WATER, SEWER, STORMDRAIN, AND STORMWATER MANAGEMENT FACILITIES; ON THE NORTHWEST SIDE OF PISCATAWAY ROAD, AT ITS INTERSECTION WITH STEED ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10051 PISCATAWAY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	124-E1, 124-D1, 115-D4, 115-E4	200 SHEET:	213SE04, 212SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81B	COUNCILMANIC DISTRICT:	9
14	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
6	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V, VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: INFRASTRUCTURE ONLY

ZONING:	
R-PD/APAO	425.46 Acres
Total:	425.46 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 HYDE FIELD ACQUISITION LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DSP-2025-0030

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/6/2026
STATUS : Pending

DASH IN MILL BRANCH; AMENDMENT FOR ADDITIONAL SIGNAGE FOR THE FOOD AND BEVERAGE STORE AND GAS STATION USES, TO INCLUDE A TOTAL OF (1) FREESTANDING SIGN, SEVEN (7) CANOPY SIGNS, (20) TWENTY FUEL PUMP SIGNS AND (2) TWO CONVENIENCE STORE SIGNS.; 16680 SAINT CHESLEY AVENUE, BOWIE MD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

16680 SAINT CHESLEY AVENUE, BOWIE, MD 20716

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-E3	200 SHEET:	205NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
1	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 - DIRECTOR LEVEL

ZONING:	
CGO	3.19 Acres
Total:	3.19 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
BOHLER

AGENT

PROPERTY OWNER
THE WILLS GROUP

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DSP-2026-0001

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/9/2026
STATUS : Pending

PARK PLACE AT ADDISON ROAD METRO; PARK PLACE AT ADDISON ROAD (FORMALLY THE COMMONS AT ADDISON ROAD METRO) IS A MIXED-USE AFFORDABLE TOD HOUSING AND RETAIL COMMUNITY. THE APPLICANT IS REQUESTING AN AMENDMENT TO DSP-06001/05 TO UTILIZE SCORED STANDARD GRAY CONCRETE INSTEAD OF THE SCORE...; 6301 CENTRAL AVENUE
 CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

(SOUTH OF CENTRAL AVENUE (214); EAST OF ZELMA AVENUE; AND WEST OF ADDISON ROAD)

6301 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-C1	200 SHEET:	201SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
2	PARCELS	193	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		10,977	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

ZONING:	
LTO-E	2.71 Acres
Total:	2.71 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 LISA ALLEN

AGENT

PROPERTY OWNER
 6301 CENTRAL AVENUE LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DSP-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/23/2026
STATUS : Pending

CAPITAL PLAZA EASTERN PAD SITE; PLANNING BOARD - PROPOSED RESTAURANT AND DRIVE-THRU AND RELATED SITE AMENITIES AND IMPROVEMENTS. REDUCE BUILDING SQUARE FOOTAGE; 2500 FEET FROM BALTIMORE WASHINGTON PARKWAY.

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6500 ANNAPOLIS ROAD, HYATTSVILLE,

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

AUTHORITY: AMENDMENT - BOARD LEVEL

ZONING:	
CGO (COMMERCIAL, GENERAL AND OFFICE)	Acres
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	Acres
Total:	Acres

Planning Board		
Hearing Date	Decision	Notes
05/28/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	C-S-C (COMMERCIAL SHOPPING CENTER)	
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	

APPLICANT
GLW

AGENT

PROPERTY OWNER
CAPITAL PLAZA ASSOCIATES LTD PARTNERSHIP

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DSP-24017 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/5/2026 DUNKIN AT SANBURY CROSSING; DEVELOPMENT OF A 1,282 SQUARE-FOOT EATING AND DRINKING
STATUS : Approved ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.; THE SOUTHEAST SIDE OF RITCHIE-MARLBORO ROAD,
APPROVED DATE: 03/26/2026 APPROXIMATELY 235 FEET EAST OF ITS INTERSECTION WITH SANBURY ROAD

ZONING ORDINANCE: PRIOR ZONING 1705 RITCHIE MARLBORO RD, UPPER MARLBORO,
 ORDINANCE & SUBDIVISION REGULATIONS

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	74-F4	200 SHEET:	203SE09	
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	
			1,282	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: BOARD LEVEL

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	1.35 Acres
Total:	1.35 Acres

Planning Board		
Hearing Date	Decision	Notes
03/05/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.347
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		1.347

APPLICANT
 DEKK GROUP LLC

AGENT

PROPERTY OWNER
 PETER HERRING

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

DSP-25002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/30/2026
STATUS : Pending

METRO CITY; MIXED USE DEVELOPMENT; 4,000 FEET SOUTHWEST FROM THE INTERSECTION OF OLD CENTRAL AVENUE (RTE. 214) AND ADDISON ROAD.

6300 METRO CITY STREET, CAPITOL HEIGHTS,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

72	LOTS	72	UNITS DETACHED	TAX MAP & GRID:	73-C2, 73-C3	200 SHEET:	202SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
10	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: BOARD LEVEL

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	39.68 Acres
Total:	39.68 Acres

Planning Board		
Hearing Date	Decision	Notes
05/28/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		39.68
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	39.68

APPLICANT
 METRO CITY, LLC.

AGENT

PROPERTY OWNER
 METRO CITY, LLC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

FPS-2025-0038

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

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

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
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:
 3/1/2026 and 3/31/2026**

FPS-2025-0045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

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

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

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:
 3/1/2026 and 3/31/2026**

FPS-2025-0046

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

ZONING:	
RMF-48/MIO	37.61 Acres
Total:	37.61 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
 MARYLAND

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

FPS-2025-0047

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

HOPE VILLAGE; HOPE VILLAGE, PLAT 4; 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: MINOR

ZONING:	
RMF-48/MIO	37.61 Acres
Total:	37.61 Acres

Planning Board		
Hearing Date	Decision	Notes
03/20/2026		

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
 MARYLAND

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

FPS-2025-0048

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

ZONING:	
RMF-48/MIO	37.61 Acres
Total:	37.61 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ANTIOCH BAPTIST CHURCH OF UPPER MARLBORO,
 MARYLAND

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

FPS-2025-0049

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

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

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

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:
 3/1/2026 and 3/31/2026**

FPS-2025-0050

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

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

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

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:
 3/1/2026 and 3/31/2026**

FPS-2025-0051

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

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

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

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:
 3/1/2026 and 3/31/2026**

FPS-2025-0052

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/20/2026
STATUS : Pending

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

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

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

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:
 3/1/2026 and 3/31/2026**

FPS-2025-0059

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/31/2026
STATUS : Pending

SHEEHY AUTO STORE; SHEEHY AUTO STORE, PARCEL C; NORTHEAST QUADRANT OF THE INTERSECTION OF MD ROUTE 3 NORTH AND MD ROUTE 4 WEST

15601 CHEVY DRIVE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	102-B2, 102-B1	200 SHEET:	207SE13, 207SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	9
1	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: MINOR

ZONING:	
CGO	10.72 Acres
Total:	10.72 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 LCSJ SERVICES, LLC

AGENT

PROPERTY OWNER
 GENERATION PROPERTIES, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2025-0119

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/25/2026
STATUS : Pending

EDELEN PROPERTY; INVENTORY OF EXISTING CONDITIONS FOR THE EDELEN PROPERTY FOR REZONING;
 WEST SIDE OF PISCATAWAY ROAD APPROXIMATELY 1500 FEET SOUTH OF ITS INTERSECTION WITH TIPPETT
 ROAD

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

10775 PISCATAWAY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	124-B2, 124-B3, 124-	200 SHEET:	214SE04, 214SE03
0	OUTLOTS	0	UNITS ATTACHED		C3	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	81B	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	5	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VII	APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RE	254.14 Acres
Total:	254.14 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 DEWBERRY

AGENT

PROPERTY OWNER
 MARY D. & ALEC B. EDELEN

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/26/2026
STATUS : Pending

RITCHIE SUBSTATION - BYPASS FEEDERS; THE PROPOSED PROJECT WILL INVOLVE THE INSTALLATION OF AN UNDERGROUND UTILITY LINE THAT WILL BE CONSTRUCTED TO PROVIDE A BYPASS THE SUBSTATION AS NEEDED FOR MAINTENANCE OF THE FACILITY. THE UNDERGROUND LINES WILL RUN ALONG THE NORTH SIDE OF THE SUBST...; 800 SHADY GLEN DRIVE

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

800 SHADY GLEN DRIVE, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-E2, 73-F2	200 SHEET:	201SE07, 202SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
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: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RSF-95	22.26 Acres
Total:	22.26 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 POTOMAC ELECTRIC POWER COMPANY

AGENT

PROPERTY OWNER
 POTOMAC ELECTRIC POWER COMPANY

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/16/2026
STATUS : Pending

1430 FARMINGTON RD; NRI FOR SINGLE FAMILY DWELLING W/DRIVEWAY; 600' WEST OFF LIVINGSTON RD ON FARMINGTON ROAD EAST AND THENCE BEING NORTH THEREOF

1430 FARMINGTON ROAD EAST, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	152-C1	200 SHEET:	219SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RE	5.00 Acres
Total:	5.00 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SPLIT SECOND PERMITS

AGENT

PROPERTY OWNER
 ANISHA ANDERSON & MAURICE PERRY

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0023

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

THE MAYOLA; SUBMISSION OF A FULL NATURAL RESOURCE INVENTORY (NRI) FOR A MULTI-PROPERTY DEVELOPMENT LOCATED AT 4500 RHODE ISLAND AVE. THE SUBJECT SITE (APPROXIMATELY 0.55 ACRES) IS ZONED NAC AND IS LOCATED ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).; LOCATED ON THE NORTH SIDE OF WALLACE ROAD BETWEEN 41ST ST. AND RHODE ISLAND AVE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4520 RHODE ISLAND AVENUE, BRENTWOOD, MD 20722

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	50-B2	200 SHEET:	205NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	4
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

ZONING:	
NAC	0.65 Acres
Total:	0.65 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SERA ENGINEERED

AGENT

PROPERTY OWNER
 ELUVIAL

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0024

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

HILLTOP PLAZA-PARCEL 19; NRI OF PARCEL 19 AND EXISTING HARDESCAPED PARKING AREA. PROPOSED TOWNHOMES.; 140 FEET SOUTHEAST OF THE INTERSECTION OF MARQUETTE LANE AND RACE TRACK ROAD, 6800 RACE TRACK RD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	38-B3, 38-C3	200 SHEET:	209NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RR	4.93 Acres
Total:	4.93 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 HILLTOP OUTPARCEL, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0025

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

HENSON CREEK WASHOUT REPAIR PROJECT; THIS IS A LINEAR PROJECT INVOLVING THE REPAIR OF AN EXISTING UTILITY LINE. THIS IS NOT A DEVELOPMENT PROJECT. THE PROJECT INCLUDES THE REPAIR OF 22 FEET OF A 24" STEEL NATURAL GAS TRANSMISSION PIPELINE THAT HAS BEEN EXPOSED AFTER A TREE WAS UPROOTED ...; BEGINNING AT THE END OF JOE KLUTSCH DRIVE AND EXTENDING SOUTH ALONG THE EXISTING RIGHT-OF-WAY TO THE WASHOUT LOCATION IN AN UNNAMED TRIBUTARY TO HENSON CREEK. THE COORDINATES FOR THE PROJECT LOCATION ARE 38.7984513, -76.9555761

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6336 ROSECROFT DRIVE, FORT WASHINGTON, MD 20744

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	97-B4, 106-A1, 106-B1, 97-A4	200 SHEET:	208SE03, 209SE03
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
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

ZONING:	
ROS	166.12 Acres
Total:	166.12 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 BIG PINE CONSULTANTS LLC

AGENT

PROPERTY OWNER
 MNCPPC MNCPPC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0026

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

34TH AVENUE CUL-DE-SAC; THE PROPOSED PROJECT IS LOCATED AT THE TERMINUS OF 34TH AVENUE IN COLLEGE PARK, MD ON UNIVERSITY OF MARYLAND PROPERTY. 34TH AVE IS A PAVED RESIDENTIAL ROADWAY WITH TWO-WAY TRAFFIC AND NO SIDEWALK WITH SINGLE-FAMILY HOMES ON BOTH SIDES. RESIDENTIAL DR...; THE PROJECT IS LOCATED AT THE TERMINUS OF 34TH AVENUE ON THE WEST SIDE OF UNIVERSITY BLVD IN COLLEGE PARK, MD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7901 REGENTS DRIVE, COLLEGE PARK, MD 20742

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-B1, 25-B4	200 SHEET:	210NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	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: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RR	0.43 Acres
Total:	0.43 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ASHLEA PETIX

AGENT

PROPERTY OWNER
 UNIVERSITY OF MARYLAND, DEPARTMENT OF CAPITAL PROJECTS

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0027

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

7912-7914 CHESTNUT AVENUE; 2.15 ACRES LOT WITH NO CURRENT STRUCTURES. PROPOSED ONE NEW SINGLE FAMILY HOME. SITE IS 75% WOODED. NO WETLANDS, STREAMS OR BUFFERS.; THE SITE IS LOCATED ON THE WEST SIDE OF CHESTNUT AVENUE, APPROXIMATELY 150 FEET NORTH OF THE INTERSECTION OF STEEPLECHASE DRIVE AND CHESTNUT AVENUE IN BOWIE, MD 20715.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

7914 CHESTNUT AVENUE, BOWIE, MD 20715

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	29-B4	200 SHEET:	210NE11, 211NE11
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RR	2.15 Acres
Total:	2.15 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 EJSLA

AGENT

PROPERTY OWNER
 N/A

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0028

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

WEST MARLTON; NRI FOR THE EVENTUAL DEVELOPMENT OF RESIDENTIAL OR MIXED USE DEVELOPMENT.; AT THE EASTERN CORNER OF THE INTERSECTION OF HEATHERMORE BLVD AND WOODSTOCK DR.

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	119-A2	200 SHEET:	211SE11, 212SE11
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RMF-12, LCD	29.32 Acres
Total:	29.32 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SOLTESZ

AGENT

PROPERTY OWNER
 LAKE MARLTON LAND HOLDINGS LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

NRI-2026-0029

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

DOWER HOUSE ROAD AT FALLARD DRIVE INTERSECTION; PRINCE GEORGE'S COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION IS PROPOSING INTERSECTION IMPROVEMENTS AT THE INTERSECTION OF DOWER HOUSE ROAD AND FALLARD DRIVE IN UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND. THE PROPOSED IMPROVEMENTS INCLU...; INTERSECTION OF DOWER HOUSE ROAD AND FALLARD DRIVE IN UPPER MARLBORO, PRINCE GEORGE'S COUNTY, MARYLAND

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	99-E4	200 SHEET:	209SE08, 208SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	77	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
IE	0.80 Acres
Total:	0.80 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 RKK - RUMMEL, KLEPPER & KAHL, LLP

AGENT

PROPERTY OWNER
 PG COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PPS-2023-033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/9/2026
STATUS : Pending

BRENTWOOD COMPANY SUBDIVISION; BRENTWOOD COMPANY SUBDIVISION - 2 LOTS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT; LOCATED SOUTHEAST OF THE INTERSECTION OF TILDEN STREET AND JACKSON AVENUE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3601 TILDEN STREET, BRENTWOOD, 20722

2	LOTS	2	UNITS DETACHED	TAX MAP & GRID:	49-F3	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	2	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MINOR RESIDENTIAL

ZONING:	
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	0.37 Acres
Total:	0.37 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	0.37
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		0.37
	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	0.37

APPLICANT
MYSM1, LLC

AGENT

PROPERTY OWNER
MYSM1, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PPS-2024-015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/29/2025
STATUS : Approved
APPROVED DATE: 03/19/2026

GRANDHAVEN; GRANDHAVEN: 89 LOTS AND 14 PARCELS FOR 89 SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS; ON THE SOUTH SIDE OF HEATHERMORE BOULEVARD, APPROXIMATELY 1,800 FEET EAST OF ITS INTERSECTION WITH FAIRHAVEN AVENUE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8800 GRANDHAVEN, UPPER MARLBORO,

89	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	119-B2	200 SHEET:	211SE11, 212SE11
0	OUTLOTS	89	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
14	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	89	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	11.02 Acres
Total:	11.02 Acres

Planning Board		
Hearing Date	Decision	Notes
02/26/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	11.02
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		11.02

APPLICANT

CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

OB LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PPS-2024-016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/23/2026
STATUS : Pending

THE MARK AT COLLEGE PARK; THE MARK AT COLLEGE PARK: ONE PARCEL FOR DEVELOPMENT OF 679 MULTIFAMILY DWELLING UNITS; ALONG THE NORTH SIDE OF HARTWICK ROAD AND SOUTH SIDE OF KNOX ROAD, APPROXIMATELY 635 FEET WEST OF US 1 (BALTIMORE AVENUE)

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4330 HARTWICK ROAD, COLLEGE PARK,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-C4	200 SHEET:	209NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
1	PARCELS	679	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	679	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)	4.52 Acres
Total:	4.52 Acres

Planning Board		
Hearing Date	Decision	Notes
05/28/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)		4.52
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	4.52

APPLICANT
 MOLLIE MACICEK

AGENT

PROPERTY OWNER
 UNIT OWNERS ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PPS-2025-002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Approved
APPROVED DATE: 03/05/2026

CORNERSTONE COMMONS; CORNERSTONE COMMONS: 186 LOTS AND 33 PARCELS FOR DEVELOPMENT OF 186 TOWNHOUSE DWELLINGS AND 8,720 SQUARE FEET OF EXISTING COMMUNITY SERVICE USE.; NORTH SIDE OF MD 214 (CENTRAL AVENUE), APPROXIMATELY 800 FEET WEST OF ITS INTERSECTION WITH HILL ROAD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7230 CENTRAL AVENUE, CAPITOL HEIGHTS,

186	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-E4, 66-F4	200 SHEET:	201NE07, 201SE07, 201NE06
0	OUTLOTS	186	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	7
33	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: MAJOR RESIDENTIAL

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	29.32 Acres
Total:	29.32 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18C (MULTIFAMILY MEDIUM DENSITY RESIDENTIAL COND	29.32
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		29.32

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

APPLICANT
NVR, INC.

AGENT

PROPERTY OWNER
NEW LIFE WORSHIP CENTER ASSEMBLY OF GOD, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0037

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

LOTTSFORD VISTA CHURCH; LOTTSFORD VISTA CHURCH-CHURCH BUILDING AND RELATED SITE IMPROVEMENTS.; 4100 LOTTSFORS VISTA RD IN BOWIE. APPROX. 200-FT NORTH OF THE LOTTSFORD VISTA RD AND CARIBON ST INTERSECTION.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4100 LOTTSFORD VISTA ROAD, BOWIE, MD 20721

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	53-A2	200 SHEET:	206NE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	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

<u>ZONING:</u>	
RR	2.72 Acres
Total:	2.72 Acres

APPLICANT
 AGBA

AGENT

PROPERTY OWNER
 ALL CHRISTIAN PRACTICAL PRAYING BAND CITY OF GOD CHAPEL

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0038

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

THE VILLAGES AT ACCOKEEK; THE APPLICANT PROPOSES A PRELIMINARY PLAN OF SUBDIVISION FOR 94 SINGLE-FAMILY ATTACHED TOWNHOUSE UNITS IN A PLANNED RETIREMENT COMMUNITY, WHICH WILL REQUIRE A SPECIAL EXCEPTION IN ACCORDANCE WITH 27-5402 (YY) OF THE ZONING ORDINANCE.; 400 FT NORTHWEST OF THE INTERSECTION OF PINE DRIVE AND INDIAN HEAD HIGHWAY

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

17216 LIVINGSTON ROAD, ACCOKEEK, MD 20607

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	161-A4, 161-A3	200 SHEET:	222SW02
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
RR	23.74 Acres
Total:	23.74 Acres

APPLICANT
 CAPITOL DEVELOPMENT DESIGN INC

AGENT

PROPERTY OWNER
 WORKHORSE RESIDENTIAL, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0039

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CLAGGETT-BIRKETT PROPERTY; PRE-APPLICATION CONFERENCE/MEETING TO FILE A REZONING FROM RR TO R-PD; SOUTHEAST QUADRANT OF THE INTERSECTION OF MD 210 AND MD 373, ACCOKEEK, MARYLAND

16120 STONE FOOT ROAD, ACCOKEEK, MD 20607

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	151-E4, 161-E1	200 SHEET:	221SW01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

<u>ZONING:</u>	
RR	58.35 Acres
Total:	58.35 Acres

APPLICANT
 GIBBS AND HALLER

AGENT

PROPERTY OWNER
 N/A

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0040

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

7 BREW CADILLAC DRIVE, BRANDYWINE, MD; WE WOULD LIKE TO LEASE THIS LOCATION AND CONSTRUCT A 7 BREW DRIVE THROUGH ONLY COFFEE STAND. WE NEED TO UNDERSTAND IF RESTAURANT AND DRIVE THRU ARE ALLOWED BY RIGHT HERE AND IF NOT WHAT STEPS WE NEED TO TAKE TO GET IT APPROVED FOR THIS USE; PARCEL LOCATED TO THE SOUTHWEST OF THE INTERSECTION OF CRAIN HIGHWAY (US 301) AND CADILLAC DRIVE IN BRANDYWINE, MARYLAND.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

16131 CADILLAC DRIVE, BRANDYWINE, MD 20613

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	164-F1	200 SHEET:	221SE07
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:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
CS (COMMERCIAL, SERVICE)	1.98 Acres
Total:	1.98 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CS (COMMERCIAL, SERVICE)	C-M (COMMERCIAL MISCELLANEOUS)	1.982

APPLICANT
 7 BREW TEAM, LLC

AGENT

PROPERTY OWNER
 CADILLAC CRSSNG RTL PAD 1 LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0041

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

B.H.I. CONSTRUCTION, LLC; REZONE RSF-95 PROPERTY TO CGO (COMMERCIAL, GENERAL AND OFFICE) - CONTRACTOR'S OFFICE; LOCATED ON ANNAPOLIS ROAD (RT. 450) BETWEEN ITS INTERSECTION WITH WASHINGTON BLVD AND CARTER AVENUE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

9342 ANNAPOLIS ROAD, LANHAM, MD 20706

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-D2	200 SHEET:	207NE08
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

<u>ZONING:</u>	
RSF-95	0.42 Acres
Total:	0.42 Acres

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

AGENT

PROPERTY OWNER
 B.H.I. CONSTRUCTION, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0042

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

RST NEW CARROLTON; MIXED-USE DEVELOPMENT CONSISTING OF 300 MULTIFAMILY DWELLING UNITS AND 3,000 SQUARE FEET OF OFFICE (COMMUNITY/NON-PROFIT SPACE); ON ANNAPOLIS ROAD APPROX. 500 FEET EAST OF THE INTERSECTION OF ANNAPOLIS ROAD & VETERAN'S PKWY

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
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
NAC-PD	4.29 Acres
Total:	4.29 Acres

APPLICANT
 VIKA MARYLAND

AGENT

PROPERTY OWNER
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0044

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

#8548 HOME DEPOT - TRUCK & EQUIPMENT RENTAL; PROPOSED TRUCK AND COMPACT POWER EQUIPMENT RENTAL AT #8548 HOME DEPOT. PROPOSED WORK INCLUDES DESIGNATING EXISTING PARKING STALLS FOR TRUCK/EQUIPMENT RENTAL, RESTRIPIING RENTAL STALLS, ADDING RENTAL CHARGING PEDESTALS/SIGNAGE IN BETWEEN EQUIPMENT RENT...; 10301 MARTIN LUTHER KING JR. HWY, LANHAM, MD 20720

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10301 MARTIN LUTHER KING JUNIOR HIGHWAY, BOWIE, MD 20720

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	53-A1, 45-A4	200 SHEET:	206NE09
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	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

ZONING:	
CGO	11.82 Acres
Total:	11.82 Acres

APPLICANT
 KIMLEY HORN AND ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 LANHAM LLLP

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

AKIN AINA ESTATE; PRELIMINARY PLAN OF SUBDIVISION; 11030 BROOKLAND ROAD
 11030 BROOKLAND ROAD, GLENN DALE, MD 20769

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	36-C1, 28-C4	200 SHEET:	210NE10
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

<u>ZONING:</u>	
RE	6.81 Acres
Total:	6.81 Acres

APPLICANT
 APPLIED CIVIL ENGINEERING

AGENT

PROPERTY OWNER
 OPTION 1 PROPERTIES INC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0046

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

TACO BELL – GREENWAY CENTER; THE GREENWAY SHOPPING CENTER, A ±22.74-ACRE SHOPPING CENTER LOCATED AT THE SOUTHEAST INTERSECTION OF GREENBELT ROAD AND HANOVER PARKWAY, THAT IS IMPROVED WITH APPROXIMATELY 264,000 SQUARE FEET OF RETAIL USES. THE SHOPPING CENTER IS ANCHORED BY A SAFE...; 7595 GREENBELT RD, LOCATED AT THE SOUTHEAST INTERSECTION OF GREENBELT ROAD AND HANOVER PARKWAY

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7595 GREENBELT ROAD, GREENBELT, MD 20770

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	34-E2, 34-F2, 34-F1, 34-E1	200 SHEET:	210NE07
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:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
CGO	22.74 Acres
Total:	22.74 Acres

APPLICANT
 IMEG CORP

AGENT

PROPERTY OWNER
 COMBINED PROPERTIES LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0047

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

ROBERTS SUBDIVISION; CONSTRUCTION OF A MINOR SUBDIVISION OF THREE LOTS; APPROXIMATELY 0.3 MILES NORTH FROM THE INTERSECTION OF SOUTH SPRINGFIELD RD AND SPRINGFIELD CT

14411 SOUTH SPRINGFIELD ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	143-E4, 143-F4, 153-E1, 153-F1	200 SHEET:	219SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	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: PRE-APPLICATION

ZONING:	
AR	9.30 Acres
Total:	9.30 Acres

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 KENNETH ROBERTS

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0048

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

TOURNAMENT COURT SUBDIVISION; RESUBDIVISION OF TOURNAMENT COURT SUBDIVISION TO SAVE THE WETLANDS AND ENVIRONMENTAL FEATURES; 6600 TOURNAMENT COURT THROUGH 6713 TOURNAMENT COURT

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6713 TOURNAMENT COURT, SUITLAND, MD 20746

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-D4	200 SHEET:	206SE06, 207SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	
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

ZONING:	
RSF-95	4.99 Acres
Total:	4.99 Acres

APPLICANT
 PROFESSIONAL DESIGN GROUP, INC

AGENT

PROPERTY OWNER
 TOM SHADMAN

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0050

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

4906 COLLINGTON ROAD CENTER; THE PROPOSED PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING STRUCTURE AND THE CONSTRUCTION OF A NEW TWO-STORY PRIMARILY CULTURAL LEARNING FACILITY AND ACCESSORY PLACE OF WORSHIP, TOGETHER WITH ASSOCIATED PARKING AREAS, DRIVEWAYS, RETAINING WALLS,...; INTERSECTION US ROUTE 50 AND LAUREL BOWIE ROAD ROUTE 197. NORTH OPPOSITE BENJAMIN TASKER MIDDLE SCHOOL

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4906 COLLINGTON ROAD, BOWIE, MD 20715

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	46-F4	200 SHEET:	207NE13
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71A	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

ZONING:	
RR	3.81 Acres
Total:	3.81 Acres

APPLICANT
 CHIJIJOKE T IHEGIHU

AGENT

PROPERTY OWNER
 4906 COLLINGTON ROAD LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0051

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

UNITED ACADEMY GROUP, INC.; APPLICATION FOR SPECIAL EXCEPTION APPROVAL TO OPERATE A LICENSED CHILD CARE AND EDUCATIONAL ENRICHMENT FACILITY WITHIN THE EXISTING COMMERCIAL BUILDING LOCATED AT 10901 INDIAN HEAD HIGHWAY, FORT WASHINGTON, MARYLAND. THE PROPOSED USE INCLUDES PRESCHO...; GRID: F4, PARCEL: 6419, TAX ID 0366419

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10901 INDIAN HEAD HIGHWAY, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	123-A3, 123-B3	200 SHEET:	214SE01
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

ZONING:	
CGO	0.82 Acres
Total:	0.82 Acres

APPLICANT
 THE WALTON LAW GROUP

AGENT

PROPERTY OWNER
 UNITED ACADEMY GROUP, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0052

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

PG WORLD MARKET; THE SUBJECT PROPERTY CONSISTS OF APPROXIMATELY 7.29 ACRES LOCATED AT 4508 WHEELER RD, OXON HILL, MD 20745 IN PRINCE GEORGE'S COUNTY (TAX ACCOUNT NOS. 12-1265156 AND 12-1286749), WITH FRONTAGE ALONG WHEELER ROAD, OLD WHEELER ROAD, AND SOUTHERN AVENUE ...; 4508 WHEELER RD, OXON HILL, MD 20745

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

4508 WHEELER ROAD, OXON HILL, MD 20745

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	87-B2, 87-C2, 87-B3, 87-C3	200 SHEET:	206SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
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: PRE-APPLICATION

ZONING:	
RMF-20	7.29 Acres
Total:	7.29 Acres

APPLICANT
 JEONG CONSULTING & DESIGN, LLC

AGENT

PROPERTY OWNER
 LEE & SEO INVESTMENT COMPANY, INC.

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

PRE-APP-2026-0054

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

IONNA EV CHARGERS - 9100 RIGGS ROAD; ADDITION OF ELECTRIC VEHICLE CHARGING STATIONS TO EXISTING WAWA. CANOPY AND ELECTRICAL INFRASTRUCTURE ARE ALSO INCLUDED IN THE SCOPE OF WORK.; THE EXISTING DEVELOPMENT SITS BETWEEN EDWARDS WAY, RIGGS ROAD AND ADELPHI ROAD. THE PROPOSED ADDITION OF THE ELECTRIC VEHICLE CHARGING STATIONS WILL BE LOCATED ON THE SOUTHWEST SIDE OF THE DEVELOPMENT, BETWEEN EDWARDS WAY AND RIGGS ROAD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

9100 RIGGS ROAD, HYATTSVILLE, MD 20783

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	24-E3	200 SHEET:	211NE02
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	65	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

ZONING:	
LCD	3.52 Acres
Total:	3.52 Acres

APPLICANT
CHRIS LOCKE

AGENT

PROPERTY OWNER
WAWA

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

SDP-2025-0013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/13/2026
STATUS : Pending

CARR LIVING TRUST SCREEN PORCH; HOMEOWNER MINOR AMENDMENT TO SDP-8641 FOR A SCREEN PORCH PER PERMIT RES-07643-2025. PROPOSING A 15'X13' SCREENED PORCH; SFD - 10800 WEEPING WILLOW LANE BELTSVILLE MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10800 WEEPING WILLOW LANE LANE, BELTSVILLE, MD 20705

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	18-B1	200 SHEET:	214NE04
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: HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

ZONING:	
LCD	0.28 Acres
Total:	0.28 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 APPLIED AND APPROVED

AGENT

PROPERTY OWNER
 HAROLD CARR

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

SPE-2022-007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/6/2026
STATUS : Pending

GRACEFUL LIFESTYLES AT CAMP SPRINGS; GRACEFUL LIFESTYLES AT CAMP SPRINGS - ASSISTED LIVING FACILITY FOR > 8 ELDERLY OR HANDICAPPED RESIDENTS; LOCATED ON THE WEST SIDE OF TEMPLE HILLS ROAD, APPROX 1300 FEET SOUTH OF ITS INTERSECTION WITH ALLENTOWN ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7407 TEMPLE HILLS ROAD, TEMPLE HILLS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-E3, 106-E2	200 SHEET:	210SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
1	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: LEGACY - SPECIAL EXCEPTION

ZONING:	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	3.89 Acres
Total:	3.89 Acres

Planning Board		
Hearing Date	Decision	Notes
05/07/2026		pending

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	R-80 (ONE FAMILY DETACHED RESIDENTIAL)	3.89

APPLICANT
 GRACEFUL LIFESTYLES AT CAMPSPRINGS, LLC

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

SPE-2024-013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/23/2026
STATUS : Pending

SIGNATURE FUNERAL ALTERNATIVES; SIGNATURE FUNERAL ALTERNATIVES-SPECIAL EXCEPTION TO PERMIT WATER CREMATION SERVICES IN THE IE (INDUSTRIAL, EMPLOYMENT) ZONE.; LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF ASHWOOD DRIVE AND DUNMORE PLACE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8641 ASHWOOD DRIVE, CAPITOL HEIGHTS, 20743

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	74-C1, 74-C2	200 SHEET:	201SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: SPECIAL EXCEPTION

ZONING:	
IE (INDUSTRIAL, EMPLOYMENT)	0.53 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.53 Acres
Total:	1.06 Acres

Planning Board		
Hearing Date	Decision	Notes
06/04/2026		

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	M-I-O (MILITARY INSTALLATION OVERLAY)	0.53
IE (INDUSTRIAL, EMPLOYMENT)		0.53
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0.53
	I-1 (LIGHT INDUSTRIAL)	0.53

APPLICANT

SIGNATURE FUNERAL ALTERNATIVES, CEDRIC WHITAKER PA

AGENT

PROPERTY OWNER

SIGNATURE FUNERAL ALTERNATIVES, CEDRIC WHITAKER PA

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

TCP2-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

MEADOWS AT WESTMORE; A PROPOSED REVISION TO THE CURRENT TCP2 TO ACCOUNT FOR CONFLICTS WITH THE STORM DRAIN AND WOODLAND CONSERVATION EASEMENTS.; WEST OF THE INTERSECTION OF WESTPHALIA ROAD AND RITCHIE MARLBORO ROAD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

10701 WESTPHALIA ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	91-C1, 83-B4, 91-B1	200 SHEET:	205SE10, 205SE09
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: TCP2 - STAND ALONE

ZONING:	
LCD	63.35 Acres
Total:	63.35 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

TCP2-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

METRO CITY; MIXED USE DEVELOPMENT; 4,000 FEET SOUTHWEST FROM THE INTERSECTION OF OLD CENTRAL AVENUE (RTE. 214) AND ADDISON ROAD.

6300 METRO CITY STREET, CAPITOL HEIGHTS,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-C3	200 SHEET:	202SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - COMPANION

<u>ZONING:</u>	
RMF-48	27.59 Acres
Total:	27.59 Acres

APPLICANT
 CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
 NEAL BOBYS

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

TCP2-2026-0019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/24/2026
STATUS : Pending

LANDOVER METRO; LANDOVER METRO - DEVELOPMENT OF 260 MULTIFAMILY DWELLING UNITS WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES.; ON THE NORTH SIDE OF OLD LANDOVER ROAD, APPROXIMATELY 175 FEET WEST OF ITS INTERSECTION WITH PENNSY DRIVE

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6900 LANDOVER ROAD, HYATTSVILLE, MD 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-D1, 59-C1	200 SHEET:	204NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - COMPANION

ZONING:	
LTO-C	8.74 Acres
Total:	8.74 Acres

APPLICANT
SOLTESZ

AGENT

PROPERTY OWNER
STANDARD COMMUNITIES

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

TCP2-2026-0020

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/2/2026
STATUS : Pending

KIDDIE ACADEMY; KIDDIE ACADEMY | CONSRUCTION OF A SINGLE-STORY DAY CARE CENTER WITH THE FLOOR AREA OF 10,050 SF AND PLAYGROUND OF 5,000 SF, SWM TREATMENTS, PARKING AND UTILITES; 500 FT NORTH FROM THE INTERSECTION OF POINTER RIDGE AND MD 301 ROBERT CRAIN HWY

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

1550 ROBERT CRAIN HWY, BOWIE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	63-D4	200 SHEET:	202NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - COMPANION

<u>ZONING:</u>	
CGO	19.03 Acres
Total:	19.03 Acres

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 DASARI REAL ESTATES II, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

TCP2-2026-0021

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

MELLWOOD HILLS; 12 LOTS AND 3 PARCELS FOR DEVELOPMENT OF 12 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS; APPROXIMATELY 350 FEET SOUTH OF THE INTERSECTION OF ANTOCK PLACE AND DOWER HOUSE ROAD, AT THE TERMINUS OF MATHEW ROAD AND DOWER HOUSE ROAD .

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7202 CAVE ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	108-F2	200 SHEET:	210SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - COMPANION

<u>ZONING:</u>	
RR	10.54 Acres
Total:	10.54 Acres

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 MELWOOD HILLS, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

WCO-NE-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/26/2026
STATUS : Accepted

FORT WASHINGTON FLOOD RISK MITIGATION AND STORMWAT; SWM RETROFITS AND STREAM RESTORATION FOR PG DOE ON EXISTING GOLF COURSE; APPROXIMATELY 1,500 FEET NORTH OF THE INTERSECTION OF FORT WASHINGTON RD. AND SAINT ANDREWS DR.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

301 SAINT ANDREWS DRIVE, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA: <input type="checkbox"/>
		0	GROSS FLOOR AREA (SQ FT)		APA: N/A

AUTHORITY: NUMBERED EXEMPTION (WCO-NE)

<u>ZONING:</u>	
RR	13.05 Acres
Total:	13.05 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ADAM D TATONE

AGENT

PROPERTY OWNER
 DC DYNASTY, LLC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

WCO-SE-2026-0034

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved

ALLENTOWN TENNIS COURTS; REFINISHING OF EXISTING TENNIS COURTS AND ADDING SWM ASSOCIATED FACILITIES; INTERSECTION OF ALLENTOWN ROAD & TEMPLE HILL ROAD

7210 ALLENTOWN ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-D3, 106-D2	200 SHEET:	210SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
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: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RSF-95	10.51 Acres
Total:	10.51 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
M-NCPPC

AGENT

PROPERTY OWNER
M-NCPPC

**Cases Accepted or Approved Between:
 3/1/2026 and 3/31/2026**

WCO-SE-2026-0036

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved

AUTOVILLE RESIDENCES; DEMOLITION OF AN EXISTING HOUSE AND CONSTRUCTION OF A MULTIFAMILY BUILDING.; EAST SIDE OF AUTOVILLE DRIVE SOUTH OF ITS INTERSECTION WITH CHERRY HILL ROAD

9621 AUTOVILLE DRIVE, COLLEGE PARK, MD 20740

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	25-E2, 25-D2	200 SHEET:	212NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
NAC	0.53 Acres
Total:	0.53 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 DONAN ENTERPRISES LLC

AGENT

PROPERTY OWNER
 DONAN ENTERPRISES LLC

