

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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

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:
 3/29/2026 and 4/6/2026**

5-24134

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/30/2026
STATUS : Approved

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
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:
 3/29/2026 and 4/6/2026**

5-24135

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/30/2026
STATUS : Approved

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
04/02/2026	Approval	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:
 3/29/2026 and 4/6/2026**

CDP-9306-06 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/6/2026 BAILEY'S VILLAGE LOT 10; DEVELOPMENT OF APPROXIMATELY 25-36 MULTIFAMILY DWELLING UNITS OVER 6,000
STATUS : Pending TO 10,000 SQ. FT. OF RETAIL COMMERCIAL; SOUTHWEST QUADRANT OF INTERSECTION OF FLORAL PARK ROAD AND 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

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.65 Acres
Total:	1.65 Acres

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

APPLICANT
WYL FLATS

AGENT

PROPERTY OWNER
WYL FLATS

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

CSP-24001

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/13/2025
STATUS : Pending
APPROVED DATE: 04/02/2026

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
Total:	85.20 Acres

Planning Board		
Hearing Date	Decision	Notes
04/23/2026		

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
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:
 3/29/2026 and 4/6/2026**

DET-2024-009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/30/2026
STATUS : Pending

THE MARK AT COLLEGE PARK; DEVELOPMENT OF 590 MULTIFAMILY DWELLING UNITS WITHIN TWO BUILDINGS, WITH ASSOCIATED SITE INFRASTRUCTURE AND AMENITIES, INCLUDING A CENTRAL PROMENADE; ALONG THE NORTH SIDE OF HARTWICK ROAD AND SOUTH SIDE OF KNOX ROAD, APPROXIMATELY 500 FEET WEST OF THE INTERSECTION OF US 1 (BALTIMORE AVENUE) AND KNOX ROAD

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:
 3/29/2026 and 4/6/2026**

DPT-2026-0003

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/6/2026
STATUS : Pending

MILL BRANCH CROSSING; COMPANION TO DETAILED SITE PLAN FOR EATING AND DRINKING ESTABLISHMENT WITH DRIVE THRU.

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

DEPARTURE FOR PARKING SPACE SIZES.; NE QUADRANT OF INTERSECTION OF US 301 (ROBERT CRAIN HIGHWAY) AND MILL BRANCH ROAD

3480 SAINT LOLA LANE, BOWIE, MD 20716

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-E4	200 SHEET:	205NE14
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
		2,335	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRIOR - MAJOR

ZONING:	
CGO	1.23 Acres
Total:	1.23 Acres

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

APPLICANT
GLW

AGENT

PROPERTY OWNER
GREEN BRANCH LLC

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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

ZONING:	
RMF-48	34.26 Acres
Total:	34.26 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 DREAM FINDERS HOMES, LLC.

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

DSP-2025-0036

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/6/2026
STATUS : Pending

MILL BRANCH CROSSING; DETAILED SITE PLAN FOR EATING AND DRINKING ESTABLISHMENT WITH DRIVE THRU.; NE QUADRANT OF INTERSECTION OF US 301 (ROBERT CRAIN HIGHWAY) AND MILL BRANCH ROAD

3480 SAINT LOLA LANE, BOWIE, MD 20716

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-E4	200 SHEET:	205NE14
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
		2,335	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: AMENDMENT - BOARD LEVEL

ZONING:	
CGO	1.23 Acres
Total:	1.23 Acres

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

APPLICANT
GLW

AGENT

PROPERTY OWNER
GREEN BRANCH LLC

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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:
 3/29/2026 and 4/6/2026**

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

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	Approval	

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:
 3/29/2026 and 4/6/2026**

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

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	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:
 3/29/2026 and 4/6/2026**

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

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

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:
 3/29/2026 and 4/6/2026**

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

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

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:
 3/29/2026 and 4/6/2026**

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

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	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:
 3/29/2026 and 4/6/2026**

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

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	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:
 3/29/2026 and 4/6/2026**

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

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	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:
 3/29/2026 and 4/6/2026**

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

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	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:
 3/29/2026 and 4/6/2026**

FPS-2025-0059

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/31/2026
STATUS : Approved

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:
 3/29/2026 and 4/6/2026**

MR-2025-0015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending
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

ZONING:	
AG	46.77 Acres
Total:	46.77 Acres

APPLICANT
 MILL BRANCH PLACE SOLAR, LLC

AGENT

PROPERTY OWNER
 ESTATE OF DOROTHY A STEWART

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

NRI-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/1/2026
STATUS : Pending

ARCLAND BRANDYWINE MD SELF STORAGE; SELF STORAGE DEVELOPMENT ON EXISTING VACANT LOTS;
 ALONG THE NORTH SIDE OF THE SW. ROBERT CRAIN HWY

12301 ROBERT CRAIN HIGHWAY SOUTHWEST, BRANDYWINE, MD 20613

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	135-D3, 135-E3, 135-E2	200 SHEET:	216SE08
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: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
IE	21.11 Acres
Total:	21.11 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 COLLIERS ENGINEERING & DESIGN

AGENT

PROPERTY OWNER
 ADDISON HERRING, INC.

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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

ZONING:	
CGO	5.67 Acres
Total:	5.67 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 WETLAND STUDIES AND SOLUTIONS, INC.

AGENT

PROPERTY OWNER
 QUANTUM COMPANIES

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

PPS-2025-0022

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/2/2026
STATUS : Approved
APPROVED DATE: 04/02/2026

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

ZONING:	
NAC-PD	4.29 Acres
Total:	4.29 Acres

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:
 3/29/2026 and 4/6/2026**

PRE-APP-2026-0055

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

JOYFIELD UPPER MARLBORO; REDEVELOP THE PROPERTY WITH UP TO 206 MULTIFAMILY DWELLING UNITS AND SURFACE PARKING; NORTH OF THE INTERSECTION OF JOHN ROGERS BOULEVARD AND GOVERNOR'S GROVE ROAD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

4750 JOHN ROGERS BOULEVARD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	92-E4, 92-D4	200 SHEET:	206SE12
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: PRE-APPLICATION

ZONING:	
LCD	6.38 Acres
Total:	6.38 Acres

APPLICANT
 GUIDE ENGINEERING LLC

AGENT

PROPERTY OWNER
 EVERGREEN INVESTMENT COMPANY

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

PRE-APP-2026-0056

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

WOODSON LANDING; RESIDENTIAL SUBDIVISION -15 DETACHED LOTS; APPROX. 5,000 FEET SOUTHEAST FROM INTERSECTION OF MOUNT OAK RD AND CHURCH RD

1500 PAYSON WAY, BOWIE, MD 20721

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	69-F1	200 SHEET:	202NE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B, 74A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
RR	7.56 Acres
Total:	7.56 Acres

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 SANAA REAL ESTATE INVESTMENTS

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	Acres
MIO (MILITARY INSTALLATION - NOISE OVERLAY)	Acres
MIO (MILITARY INSTALLATION - SAFETY OVERLAY)	Acres
Total:	Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
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:
 3/29/2026 and 4/6/2026**

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

ZONING:	
CGO	16.35 Acres
Total:	16.35 Acres

APPLICANT
 CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
 ECA BULIGO ENTERPRISE PLAZA

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
LMUTC	0.98 Acres
Total:	0.98 Acres

APPLICANT
 ISAAC ENGINEERING GROUP, LLC

AGENT

PROPERTY OWNER
 3200 RHODE ISLAND AVENUE, LLC

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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

ZONING:	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	0.87 Acres
Total:	0.87 Acres

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:
 3/29/2026 and 4/6/2026**

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

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

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ESTATE OF JOAN M. STEWART

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

TCP2-2026-0022

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
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

<u>ZONING:</u>	
RR	9.00 Acres
Total:	9.00 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 REDEEMER'S CHURCH OF CHRIST, INC.

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 3/29/2026 and 4/6/2026**

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

ZONING:	
RTO-H-E	5.92 Acres
Total:	5.92 Acres

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 9400 LOTTSFORD ROAD, LLC

