

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**5-25050**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/10/2026**  
**STATUS : Approved**  
**APPROVED DATE: 04/23/2026**

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

, BOWIE,

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

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

**AUTHORITY:** MAJOR

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

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

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

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

**AGENT**

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

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**CSP-24001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

4700 FULL GOSPEL BOULEVARD, OXON HILL, 20745

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

**AUTHORITY:** BOARD LEVEL

**ZONING:**

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

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

**Zoning Acreage Breakdown**

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

**APPLICANT**  
SOUTHERN HILLS, LLC

**AGENT**

**PROPERTY OWNER**  
SOUTHERN HILLS, LLC

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**DSP-2025-0025**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

9091 BALTIMORE AVENUE, COLLEGE PARK, MD 20740

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

**AUTHORITY:** AMENDMENT - DIRECTOR LEVEL

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

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 VIKA MARYLAND, LLC

**AGENT**

**PROPERTY OWNER**  
 METROPOLITAN DEV GRP CGPK TWN

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**PPS-2022-036**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

5311 KENDRA DRIVE, LANHAM, 20706

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

**AUTHORITY:** MAJOR MIXED USE

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

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

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

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

**APPLICANT**

JAMIL- UL- JALIL ISLAMIC ORGANIZATION, INC

**AGENT**

**PROPERTY OWNER**

JAMIL- UL- JALIL ISLAMIC ORGANIZATION, INC

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**PPS-2025-0022**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

7591 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

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

**AUTHORITY:** MAJOR MIXED USE

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

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

**APPLICANT**  
 VIKA MARYLAND

**AGENT**

**PROPERTY OWNER**  
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**PRE-APP-2026-0063**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

4816 MELWOOD ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	91-B4, 100-B1	200 SHEET:	207SE09, 207SE10
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

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

**APPLICANT**  
 SARAH COOMBS

**AGENT**

**PROPERTY OWNER**  
 DAY FAMILY TRUST

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**PRE-APP-2026-0064**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

15928 PEACH WALKER DRIVE, BOWIE, MD 20716

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	63-C3	200 SHEET:	203NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

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

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

**AGENT**

**PROPERTY OWNER**  
 MBNA LLC

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**PRE-APP-2026-0065**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

11424 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	132-B1	200 SHEET:	215SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** PRE-APPLICATION

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

**APPLICANT**  
 ELITE ENGINEERING, LLC

**AGENT**

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

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**PRE-APP-2026-0066**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	36-D2, 36-C1, 36-C2, 36-D1	200 SHEET:	210NE10
0	OUTLOTS	0	UNITS ATTACHED	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

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

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

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**  
SAGE VENTURES LLC

**Cases Accepted or Approved Between:  
 4/20/2026 and 4/26/2026**

**SDP-2026-0015**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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

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

915 ANDEAN GOOSE WAY, UPPER MARLBORO, MD 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	76-C2	200 SHEET:	202SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

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

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 ACRUZ SERVICES

**AGENT**

**PROPERTY OWNER**  
 SAMUEL MBAH

