

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**CSP-24001**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/13/2025**  
**STATUS : Approved**  
**APPROVED DATE: 05/14/2026**

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

<b>ZONING:</b>	
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>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
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:  
 5/11/2026 and 5/17/2026**

**DET-2024-017**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 5/11/2026**  
**STATUS : Pending**

METRO GROVE; METRO GROVE - THREE MULTIFAMILY RESIDENTIAL BULIDINGS WITH 250 MULTIFAMILY DWELLING UNITS.; IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SILVER HILL ROAD AND SUITLAND PARKWAY

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

4315 SILVER HILL ROAD, SUITLAND,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	88-D1	200 SHEET:	205SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
1	PARCELS	250	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: BOARD LEVEL**

<b>ZONING:</b>	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	7.21 Acres
<b>Total:</b>	<b>7.21 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		7.21
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	7.21

**APPLICANT**  
ATCS

**AGENT**

**PROPERTY OWNER**  
ATCS

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**DPT-2026-0007**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 5/11/2026**  
**STATUS : Pending**

METRO GROVE (FORMERLY SILVER HILL APARTMENTS); METRO GROVE - MULTIFAMILY RESIDENTIAL COMMUNITY WITH APPROXIMATELY 250 MULTIFAMILY DWELLING UNITS.; IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SILVER HILL ROAD AND SUITLAND PARKWAY

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

4315 SILVER HILL ROAD, SUITLAND,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	88-D1	200 SHEET:	205SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
1	PARCELS	250	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: CURRENT - MINOR**

<b>ZONING:</b>	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	6.73 Acres
<b>Total:</b>	<b>6.73 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		6.73
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	6.73

**APPLICANT**  
ATCS

**AGENT**

**PROPERTY OWNER**  
GREEN STREET HOUSING

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**DSP-2025-0024**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/24/2026**  
**STATUS : Approved**  
**APPROVED DATE: 05/14/2026**

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
2	PARCELS	260	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:** BOARD LEVEL

<b>ZONING:</b>	
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	8.53 Acres
<b>Total:</b>	<b>8.53 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
05/14/2026	Approval with Conditions	PGCPB No. 2026-028

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		8.53
	I-1 (LIGHT INDUSTRIAL)	8.53

**APPLICANT**  
SOLTESZ

**AGENT**

**PROPERTY OWNER**  
WMATA

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**FPS-2026-0032**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 4/29/2026**  
**STATUS : Approved**  
**APPROVED DATE: 05/14/2026**

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

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

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

4101 BLADENSBURG ROAD, BRENTWOOD, MD 20722

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

**AUTHORITY:** MAJOR

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

Planning Board		
Hearing Date	Decision	Notes
05/14/2026	Approval	

**APPLICANT**  
 ATWELL

**AGENT**

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

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**NRI-2026-0026**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 5/14/2026**  
**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

<b>ZONING:</b>	
RR	0.43 Acres
<b>Total:</b>	<b>0.43 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 ASHLEA PETIX

**AGENT**

**PROPERTY OWNER**  
 UNIVERSITY OF MARYLAND, DEPARTMENT OF CAPITAL PROJECTS

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**NRI-2026-0043**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

CURLEY PROPERTY; NRI PLAN FOR A PROPOSED TREE BANK ON THE PROPERTY; LOCATED AT THE END OF SAINT PHILLIPS ROAD, WEST OF ITS INTERSECTION WITH AQUASCO ROAD (MD RTE 381)

15601 SAINT PHILLIPS ROAD, AQUASCO, MD 20608

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	182-A1, 182-B1, 180-B4, 180-A4	200 SHEET:	229SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	87B	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	8	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

<b>ZONING:</b>	
AG	69.98 Acres
<b>Total:</b>	<b>69.98 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 ATWELL

**AGENT**

**PROPERTY OWNER**  
 15601 SAINT PHILLIPS ROAD, LLC 15601 SAINT PHILLIPS ROAD, LLC

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**NRI-2026-0044**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

BOYD PROPERTY; CONSTRUCTION OF 3 SINGLE FAMILY LOTS; 0.28 MILES NORTHWEST FROM INTERSECTION OF BADEN WESTWOOD RD AND BALD EAGLE SCHOOL RD

15111 BADEN WESTWOOD ROAD, BRANDYWINE, MD 20613

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	167-F3, 167-F2, 168-A3, 168-A2	200 SHEET:	221SE13, 222SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	87A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	8	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

<b>ZONING:</b>	
AG	19.91 Acres
<b>Total:</b>	<b>19.91 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 ELITE ENGINEERING, LLC

**AGENT**

**PROPERTY OWNER**  
 GEORGE RATHLEV

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**PPS-2022-036**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 12/19/2025**  
**STATUS : Approved**  
**APPROVED DATE: 05/14/2026**

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:  
 5/11/2026 and 5/17/2026**

**PPS-2023-039**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 2/2/2026**  
**STATUS : Approved**  
**APPROVED DATE: 05/14/2026**

CHEVERLY HILL; CHEVERLY HILL; 160 LOTS AND 35 PARCELS FOR DEVELOPMENT OF 1,340 RESIDENTIAL UNITS CONSISTING OF 160 TOWNHOUSE AND 1,180 MULTIFAMILY RESIDENTIAL DWELLING UNITS, A 71-ROOM HOTEL, 39,725 SQUARE FEET OF RETAIL, AND 70,000 SQUARE FEET OF EXISTING MEDICAL ...; ON THE SOUTH SIDE OF I-295, (BALTIMORE-WASHINGTON PARKWAY), APPROXIMATELY 900 FEET SOUTH OF ITS INTERSECTION WITH MD 202 (LANDOVER ROAD).

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

3001 HOSPITAL DRIVE, HYATTSVILLE, 20785

160	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-F1, 58-E1, 50-F4	200 SHEET:	204NE05
0	OUTLOTS	160	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
35	PARCELS	1,180	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	1,340	TOTAL UNITS	POLICE DIVISION:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		153,325	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY:** MAJOR MIXED USE

<b>ZONING:</b>	
CGO (COMMERCIAL, GENERAL AND OFFICE)	44.18 Acres
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	Acres
<b>Total:</b>	<b>44.18 Acres</b>

<b>Planning Board</b>		
<b>Hearing Date</b>	<b>Decision</b>	<b>Notes</b>
05/14/2026	Approval with Conditions	PGCPB No. 2026-027

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
CGO (COMMERCIAL, GENERAL AND OFFICE)		44.18
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		

<b>Variation/Variance</b>	
<b>Section</b>	<b>Definition</b>
25-122(b)(1)(G)	removal of specimen trees
24-4102(c)	Minimum lot depth adjacent to arterial road
25-122(b)(1)(G)	PUE along public & private roads

**APPLICANT**  
CHEVERLY PARTNERS, LLC

**AGENT**

**PROPERTY OWNER**  
REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S  
COUNTY

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**PRE-APP-2026-0076**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

PATEL DEVELOPMENT; THE DEVELOPER/PROPERTY OWNERS, ASHVIN PATEL AND PAVAN 705 LLC, PROPOSE TO BUILD A SINGLE 4-STORY MIXEDUSE BUILDING. THE DEVELOPMENT INCLUDES APPROXIMATELY 10,538 SF OF RETAIL SPACE ON THE FIRST LEVEL AND 32 TOTAL RESIDENTIAL UNITS (1-BEDROOM AND 2-BE...; THE PROJECT SITE IS LOCATED IN CAPITOL HEIGHTS, PRINCE GEORGE'S COUNTY, MARYLAND APPROXIMATELY 300 FT NORTHWEST OF THE INTERSECTION MARLBORO PIKE AND NOVA AVENUE.

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

5000 MARLBORO PIKE, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	72-E4	200 SHEET:	202SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY: PRE-APPLICATION**

<b>ZONING:</b>	
CN (COMMERCIAL, NEIGHBORHOOD)	0.52 Acres
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	1.39 Acres
<b>Total:</b>	<b>1.91 Acres</b>

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
CN (COMMERCIAL, NEIGHBORHOOD)		0.52
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		1.39

**APPLICANT**  
ELITE ENGINEERING, LLC

**AGENT**

**PROPERTY OWNER**  
PAVAN 705 LLC

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**PRE-APP-2026-0077**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

BELLE HAVEN; THE EXISTING 1.97 AC+/- SITE, ZONED RMF-20, WILL BE IMPROVED WITH A 29 UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT.; 7210 SHERIFF RD, HYATTSVILLE, MD 20785

7210 SHERIFF ROAD, HYATTSVILLE, MD 20785

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-E4	200 SHEET:	203NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

**AUTHORITY: PRE-APPLICATION**

<b>ZONING:</b>	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20	1.96 Acres
<b>Total:</b>	<b>1.96 Acres</b>

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20		1.96

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

**AGENT**

**PROPERTY OWNER**  
 GA WASHINGTON, LLC

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**TCP2-2025-0080**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 5/11/2026**  
**STATUS : Pending**

CAROZZA PROPERTY; ROUGH GRADING; BETWEEN MD ROUTE 4 AND MARLBORO PIKE AT THE INTERSECTION OF MD 223 (WOODYARD RD) AND MD ROUTE 4 (PENNSYLVANIA AVE)

10200 MARLBORO PIKE, UPPER MARLBORO, MD 20772

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-A3, 100-A2	200 SHEET:	208SE09
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:** TCP2 - STAND ALONE

<b>ZONING:</b>	
CGO	59.93 Acres
Total:	<b>59.93 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

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

**AGENT**

**PROPERTY OWNER**

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**TCP2-2026-0034**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE : 5/11/2026**  
**STATUS : Pending**

ST. MARY'S CHURCH; SUBMISSION OF TREE CONSERVATION PLAN 2 (TCP2) IN SUPPORT OF THE ST. MARY'S CHURCH PERMITS FOR CONSTRUCTION OF THE NEW ASSEMBLY HALL, PARKING IMPROVEMENTS, AND STORMWATER MANAGEMENT FACILITIES.; CORNER OF MAIN STREET AND GOV. ODEN-BOWIE DRIVE

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

14908 MAIN STREET, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	101-F1	200 SHEET:	207SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	9
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:** TCP2 - STAND ALONE

<b>ZONING:</b>	
RSF-95	1.72 Acres
Total:	<b>1.72 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
 NORTON LAND DESIGN LLC

**AGENT**

**PROPERTY OWNER**  
 ROMAN CATHOLIC ARCHDIOCESE OF WASHINGTON

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**TCP2-2026-0036**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

RST NEW CARROLTON; MIXED-USE DEVELOPMENT CONSISTING OF 282 MULTIFAMILY DWELLING UNITS AND 3,639 SQUARE FEET OF SPACE FOR NON-PROFIT OR COMMUNITY USE; 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:** TCP2 - COMPANION

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

**APPLICANT**  
 VIKA MARYLAND

**AGENT**

**PROPERTY OWNER**  
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:  
 5/11/2026 and 5/17/2026**

**TCP2-2026-0037**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

OAKWOOD PRESERVE; DEVELOPMENT OF 112 SINGLE-FAMILY DETACHED DWELLING UNITS, WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.; THE SUBJECT PROPERTY IS LOCATED BOTH EAST AND WEST SIDES OF LARGO ROAD (MARYLAND ROUTE 202), APPROXIMATELY 2,220 FEET SOUTH OF KENT DRIVE.

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

14313 RUBENS COURT, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	92-E3, 92-F3, 92-E2, 92-F2	200 SHEET:	206SE13, 205SE13
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:** TCP2 - COMPANION

<b>ZONING:</b>	
LCD	167.70 Acres
Total:	<b>167.70 Acres</b>

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**  
GREENWOOD PARK, LLC

