

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

5-23042

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

THE PROMISE; THE PROMISE, PLAT 1; ADJACENT TO THE SE DISTRICT OF COLUMBIA BORDER ON SOUTHERN AVENUE WITHIN IMMEDIATE PROXIMITY TO THE SOUTHERN AVE WMATA

1501 SOUTHERN AVENUE, OXON HILL,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	087 C-2	200 SHEET:	205SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	
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: MAJOR

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	15.10 Acres
Total:	15.10 Acres

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
NAC (NEIGHBORHOOD ACTIVITY CENTER)		15.1
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	15.1
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	15.1

APPLICANT
A DETERMINED SEED 1, LLC

AGENT

PROPERTY OWNER
A DETERMINED SEED 1, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

5-23043

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

THE PROMISE, PLAT 2; THE PROMISE, PLAT 2; ADJACENT TO THE SE DISTRICT OF COLUMBIA BORDER ON SOUTHERN AVENUE WITHIN IMMEDIATE PROXIMITY TO THE SOUTHERN AVE WMATA

1501 SOUTHERN AVENUE, OXON HILL,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	087 C-2	200 SHEET:	205SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	
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: MAJOR

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	15.10 Acres
Total:	15.10 Acres

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
NAC (NEIGHBORHOOD ACTIVITY CENTER)		15.1
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	15.1
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	15.1

APPLICANT
A DETERMINED SEED 1, LLC

AGENT

PROPERTY OWNER
A DETERMINED SEED 1, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

5-23044

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

THE PROMISE PLAT 3; THE PROMISE, PLAT 3; ADJACENT TO THE SE DISTRICT OF COLUMBIA BORDER ON SOUTHERN AVENUE WITHIN IMMEDIATE PROXIMITY TO THE SOUTHERN AVE WMATA

1501 SOUTHERN AVENUE, OXON HILL,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	087 C-2	200 SHEET:	205SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	
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: MAJOR

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	15.10 Acres
Total:	15.10 Acres

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	15.1
NAC (NEIGHBORHOOD ACTIVITY CENTER)		15.1
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	15.1

APPLICANT
A DETERMINED SEED 1, LLC

AGENT

PROPERTY OWNER
A DETERMINED SEED 1, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

5-23045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

THE PROMISE PLAT 4; THE PROMISE, PLAT 4; ADJACENT TO THE SE DISTRICT OF COLUMBIA BORDER ON SOUTHERN AVENUE WITHIN IMMEDIATE PROXIMITY TO THE SOUTHERN AVE WMATA

1501 SOUTHERN AVENUE, OXON HILL,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	087 C-2	200 SHEET:	205SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	
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: MAJOR

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	15.10 Acres
Total:	15.10 Acres

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	15.1
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	15.1
NAC (NEIGHBORHOOD ACTIVITY CENTER)		15.1

APPLICANT
A DETERMINED SEED 1, LLC

AGENT

PROPERTY OWNER
A DETERMINED SEED 1, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

5-23046

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

THE PROMISE PLAT 5; THE PROMISE, PLAT 5; ADJACENT TO THE SE DISTRICT OF COLUMBIA BORDER ON SOUTHERN AVENUE WITHIN IMMEDIATE PROXIMITY TO THE SOUTHERN AVE WMATA

1501 SOUTHERN AVENUE, OXON HILL,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	087 C-2	200 SHEET:	205SE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	
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: MAJOR

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	15.10 Acres
Total:	15.10 Acres

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
NAC (NEIGHBORHOOD ACTIVITY CENTER)		15.1
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	15.1
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	15.1

APPLICANT
A DETERMINED SEED 1, LLC

AGENT

PROPERTY OWNER
A DETERMINED SEED 1, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

ACL-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/8/2026
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
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: COMPANION

ZONING:	
RMF-48	1.06 Acres
Total:	1.06 Acres

APPLICANT
 ATCS

AGENT

PROPERTY OWNER
 SILVER HILL 9,

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

ACL-2026-0005

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

FLAGSHIP CAR WASH - BELAIR SHOPPING CENTER; FLAGSHIP CAR WASH - SECTION 4.7, 4.8, AND TCC WAIVER;
 3301 AND 3313 SUPERIOR LANE, BOWIE, MD 20715

3313 SUPERIOR LANE, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	38-B4, 38-C4	200 SHEET:	209NE14
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: COMPANION

ZONING:	
CGO	1.26 Acres
Total:	1.26 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 BL COMPANIES

AGENT

PROPERTY OWNER
 SPOTLESS BRANDS

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

ADQ-2026-0010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/12/2026
STATUS : Pending

LARGO STATION; AMEND CERTIFICATE OF ADEQUACY TO CONVERT ONE BPIS IMPROVEMENT (CONDITION 10A OF 4-21060) TO A FEE IN LIEU PAYMENT IN THE AMOUNT OF \$49,560.00; SOUTHEAST CORNER OF THE INTERSECTION OF HARRY S. TRUMAN PARKWAY AND W. LARGO DRIVE IN LARGO, MARYLAND (9300 W. LARGO DRIVE)

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

9300 LARGO DRIVE WEST, UPPER MARLBORO, MD 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	067-D-3	200 SHEET:	201NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	73-LARGO - LOTTSFORD	COUNCILMANIC DISTRICT:	06
0	PARCELS	269	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	
0	OUTPARCELS	269	TOTAL UNITS	POLICE DIVISION:	II-BOWIE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: CERTIFICATE OF ADEQUACY - AMENDMENT

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	3.36 Acres
Total:	3.36 Acres

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	3.67
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		3.36
	M-U-I (MIXED USE INFILL)	3.67

APPLICANT
GIBBS AND HALLER

AGENT

PROPERTY OWNER
GATEWAY MERCHANT BANKING

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

CDP-9902-06

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Approved
APPROVED DATE: 05/07/2026

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	Approval with Conditions	

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

APPLICANT
CARROLLTON OAK CREEK, LLC

AGENT

PROPERTY OWNER
CARROLLTON OAK CREEK, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

CDP-9903-05

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Approved
APPROVED DATE: 05/07/2026

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	Approval with Conditions	

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

APPLICANT
CARROLLTON OAK CREEK, LLC

AGENT

PROPERTY OWNER
CARROLLTON OAK CREEK, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

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	Approval	

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:
 5/1/2026 and 5/31/2026**

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

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	7.21 Acres
Total:	7.21 Acres

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:
 5/1/2026 and 5/31/2026**

DPLS-24001 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/28/2025 AUTOZONE #1837; A DEPARTURE FROM THE NUMBER OF PARKING AND LOADING SPACES IS BEING SUBMITTED
STATUS : Approved FOR A REDUCTION OF NUMBER OF PARKING SPACES REQUIRED. A VARIANCE FROM SECTION 27-462(B) OF THE
APPROVED DATE: 05/07/2026 PRI; SOUTH SIDE OF LANDOVER ROAD, APPROXIMATELY 365 FEET EAST OF ITS INTERSECTION WITH FIRE
 HOUSE ROAD

ZONING ORDINANCE: PRIOR ZONING 7755 LANDOVER ROAD, HYATTSVILLE,
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-F1	200 SHEET:	204NE07
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: PRIOR - MAJOR

ZONING:	
CGO (COMMERCIAL, GENERAL AND OFFICE)	2.30 Acres
Total:	2.30 Acres

Planning Board		
Hearing Date	Decision	Notes
05/07/2026	Approval with Conditions	PGCPB No. 2026-025

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	2.3
CGO (COMMERCIAL, GENERAL AND OFFICE)		2.3

Variation/Variance	
Section	Definition
27-462(b)(2)(i)	ADDITIONAL SETBACK REQUIREMENT FOR BLDS HIGHER THAN 30' (Commercial)

APPLICANT
 AUTO ZONE, INC.

AGENT

PROPERTY OWNER
 RAHIMI INVESTMENTS, INC.

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

DPT-2025-0002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/8/2026
STATUS : Pending

MULTI PURPOSE BUILDING; THE CONSTRUCTION OF A MULTI-PURPOSE BUILDING WITH 22,630G SF TO PROVIDE FACILITIES IN THE SUPPORT OF THE EXISTING ETHIOPIAN ORTHODOX CHURCH CURRENTLY HOUSED AT THE SAME ADDRESS. A DSP (DSP-00007) WAS SUBMITTED AND ACCEPTED AND HEARING WAS SET. PRIOR...; 4401D BRANCH AVENUE, TEMPLE HILLS, MARYLAND, 20745

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

4401 BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	88-D3	200 SHEET:	206SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		22,631	GROSS FLOOR AREA (SQ FT)	APA:			N/A

AUTHORITY: PRIOR - MINOR

ZONING:	
CGO (COMMERCIAL, GENERAL AND OFFICE)	4.30 Acres
Total:	4.30 Acres

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-O (COMMERCIAL OFFICE)	4.3
CGO (COMMERCIAL, GENERAL AND OFFICE)		4.3

APPLICANT
 DELON HAMPTON & ASSOCIATES

AGENT

PROPERTY OWNER
 DEBRE GENET MEDHANE ALEM ETHIOPIAN
 ORTHODOX TEWAHIDO CHURCH

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	6.73 Acres
Total:	6.73 Acres

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:
 5/1/2026 and 5/31/2026**

DSP-2025-0010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/29/2026
STATUS : Pending

MANOKEEK LOTS 11, 12 & 13; AN AMENDMENT TO DSP-01036-05 TO SUBDIVIDE LOT 5 INTO PROPOSED LOTS 11, 12 & 13, PER PPS 4-24029. REQUESTING REVIEW UNDER THE PRIOR ZONING REGULATIONS.; WEST SIDE OF BERRY ROAD, APPROXIMATELY 550 FEET NORTHWEST OF ITS INTERSECTION WITH MANNING ROAD EAST

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

7053 BERRY ROAD, ACCOKEEK, MD 20607

12	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	161-D2	200 SHEET:	222SW01, 221SW01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
163,461 GROSS FLOOR AREA (SQ FT)				APA:			N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

ZONING:	
CN (COMMERCIAL, NEIGHBORHOOD)	26.04 Acres
Total:	26.04 Acres

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CN (COMMERCIAL, NEIGHBORHOOD)	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	26.0434

APPLICANT
SOLTESZ

AGENT

PROPERTY OWNER
KC PATEL

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	8.53 Acres
Total:	8.53 Acres

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:
 5/1/2026 and 5/31/2026**

DSP-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/23/2026
STATUS : Approved
APPROVED DATE: 05/28/2026

CAPITAL PLAZA EASTERN PAD SITE; DEVELOPMENT OF A 1,910-SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE THROUGH SERVICE; ON THE NORTH SIDE OF ANNAPOLIS ROAD (MD 450), APPROXIMATELY 1,500 FEET EAST OF ITS INTERSECTION WITH MD 295 (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	Approval with Conditions	PGCPB No. 2026-031

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:
 5/1/2026 and 5/31/2026**

DSP-2026-0020

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 6/1/2026
STATUS : Pending

GLENWOOD HILLS; REVISION TO LIMITS OF DISTURBANCE OF TO REPLACE A PROPOSED CLEAR SPAN BRIDGE WITH A CULVERT AND REVISING THE RESPECTIVE PMA IMPACT, WCE REDUCTION, AND OTHER MINOR WCE REVISIONS, TO ACCOMMODATE INCREASED STORM DRAIN EASEMENTS. ALSO INCLUDED IS THE RE...; SOUTH SIDE OF CENTRAL AVENUE AT KAREN BLVD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6915 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743

126	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-E1, 73-D1	200 SHEET:	201SE06
0	OUTLOTS	126	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
21	PARCELS	524	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		821,600	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

ZONING:	
RSF-65	11.14 Acres
Total:	11.14 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 GUTSCHICK, LITTLE & WEBER, P.A.

AGENT

PROPERTY OWNER
 BE GLENWOOD LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

FPS-2025-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/4/2026
STATUS : Approved

VINEYARD ESTATES; VINEYARD ESTATES; SOUTHWEST OF THE INTERSECTION OF WESTPHALIA ROAD AND ROCK SPRING DRIVE

9007 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

37	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-D1	200 SHEET:	205SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
5	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MINOR

ZONING:	
RR (RESIDENTIAL, RURAL)	3.82 Acres
Total:	3.82 Acres

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)		3.82

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

APPLICANT
ATCS

AGENT

PROPERTY OWNER
WESTPHALIA HOLDINGS, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

FPS-2025-0043

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/3/2026
STATUS : Approved
APPROVED DATE: 05/07/2026

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

4207 GALLATIN STREET, HYATTSVILLE, MD 20781

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

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

AUTHORITY: MAJOR

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	0.29 Acres
Total:	0.29 Acres

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

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

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

APPLICANT
CV, INC

AGENT

PROPERTY OWNER
MT. HERMON LODGE PRESERVATION PROJECT, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

FPS-2025-0060

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/28/2026
STATUS : Pending

WESTPHALIA TOWN CENTER; WESTPHALIA TOWN CENTER NORTH, PLAT 17; WEST EXTENSION OF MERIDIAN HILL WAY, FROM THE INTERSECTION OF GLOVER PARK DRIVE

4500 MOORES WAY, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 99-E1, 99-F1, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
211	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	78	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VIII	APA:	N/A

AUTHORITY: MAJOR

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
TAC-c (TOWN ACTIVITY CENTER (CORE))	482.57 Acres
Total:	482.57 Acres

Planning Board		
Hearing Date	Decision	Notes
06/11/2026		

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
		88.06
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0
TAC-c (TOWN ACTIVITY CENTER (CORE))		482.57
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	482.57

APPLICANT
RODGERS CONSULTING

AGENT

PROPERTY OWNER
WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

FPS-2025-0085

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/16/2026
STATUS : Approved
APPROVED DATE: 05/07/2026

STERLING CARE HILLHAVEN; STERLING CARE HILLHAVEN

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

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

3210 POWDER MILL ROAD, HYATTSVILLE, MD 20783

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	18-A2	200 SHEET:	214NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	1
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
RR (RESIDENTIAL, RURAL)	8.34 Acres
Total:	8.34 Acres

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

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

APPLICANT

A. MORTON THOMAS & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

HILLHAVEN SNF REALTY, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

FPS-2026-0016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/4/2026
STATUS : Approved

WESTPHALIA TOWN CENTER NORTH; PLAT OF CORRECTION TO ADDRESS DUPLICATE LOT NUMBERS FOR LOT 13, BLOCK F, PLAT BOOK ME 269 AT PLAT NO.4 (MNCPPC FILE NO.5-23053) IN ACCORDANCE WITH SECTION 24-108(A)(1) OF THE PRIOR CODE.; TRIANGLE OF PROPERTY WITHIN INTERSECTION OF WOODYARD ROAD, MANOR PARK DRIVE, & WATERCOLOR WAY

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

4701 MOORES WAY, UPPER MARLBORO, MD 20772

33	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 90-F3, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
3	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
TAC-E	13.72 Acres
Total:	13.72 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 DR HORTON, INC.

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
NAC	2.52 Acres
Total:	2.52 Acres

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:
 5/1/2026 and 5/31/2026**

MR-2026-0010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

GSA FEDERAL GOVERNMENT TENANT SITE IMPROVEMENTS; PROPOSAL FOR PARKING LOT RE-STRIPING, LANDSCAPE INSTALLATION, FENCE, GATE, AND OTHER SITE IMPROVEMENTS; BELLE FONTE SUBDIVISION

8001 LOUIE PEPPER DRIVE, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	117-A1, 108-B4, 108-A4, 117-B1	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: ADMINISTRATIVE CASE

ZONING:	
IE	13.20 Acres
Total:	13.20 Acres

APPLICANT
 COLLIERS ENGINEERING & DESIGN

AGENT

PROPERTY OWNER
 MATAN WOODYARD LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

MR-2026-0011

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

UMD - 1545 CAMPUS DRIVE REDEVELOPMENT; REDEVELOP PARCEL B WITH A NEW BUILDING AND PARKING/LOADING FOR UP TO 95,000 SF OFFICE AND 56,000 SF R&D/LAB. UP TO 151,000 TOTAL. BUILDING HEIGHT UP TO ±60'; UMD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

5145 CAMPUS DRIVE, COLLEGE PARK, MD 20740

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-E4, 42-E1	200 SHEET:	208NE05, 208NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68, 66	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	19, 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: FULL CASE

ZONING:	
RTO-L-C	0.91 Acres
Total:	0.91 Acres

APPLICANT
 UNIVERSITY OF MARYLAND

AGENT

PROPERTY OWNER
 UNIVERSITY OF MARYLAND

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

MWM-2026-0002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

FLAGSHIP CAR WASH - BELAIR SHOPPING CENTER; FLAGSHIP CAR WASH BOWIE - TREE CANOPY COVERAGE WAIVER; 3301 AND 3313 SUPERIOR LANE, BOWIE, MD 20715

3313 SUPERIOR LANE, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	38-B4, 38-C4	200 SHEET:	209NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		12,778	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STAND ALONE OR COMPANION CASE

ZONING:	
CGO	1.26 Acres
Total:	1.26 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 BL COMPANIES

AGENT

PROPERTY OWNER
 SPOTLESS BRANDS

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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:	I	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:
 5/1/2026 and 5/31/2026**

NRI-2026-0034

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/4/2026
STATUS : Pending

17410 CROOM ROAD; NRI PLAN FOR PROPOSED RESIDENTIAL DEVELOPMENT; ON THE EAST SIDE OF CROOM ROAD, NORTH OF ITS INTERSECTION WITH BADEN WESTWOOD ROAD.

17410 CROOM ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	168-E4	200 SHEET:	222SE15, 222SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	87A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	4	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
AG	2.20 Acres
Total:	2.20 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 WETLAND STUDIES AND SOLUTIONS, INC.

AGENT

PROPERTY OWNER
 JONATHAN NICHOLSON

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0037

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/6/2026
STATUS : Approved

HYDE LANDING; REVISION TO APPROVED NRI TO ACCOUNT FOR ADDITIONAL DPIE PROVIDED FLOODPLAIN ON THE PARCEL NORTH OF STEED ROAD.; NEAR THE INTERSECTION OF STEED ROAD AND PISCATAWAY ROAD

10651 PISCATAWAY ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

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
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V, VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
R-PD	425.46 Acres
Total:	425.46 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 NVR, INC.

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0038

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

9001 ANNAPOLIS ROAD; COMMERCIAL DEVELOPMENT; DIRECTLY ACROSS FROM THE INTERSECTION OF ANNAPOLIS ROAD AND PRINCESS GARDEN PARKWAY.

9001 ANNAPOLIS ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-B3	200 SHEET:	207NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
CS	0.57 Acres
Total:	0.57 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 JBCC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0039

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

JORDAN CENTER; CONSTRUCTION OF A RECREATIONAL FACILITY AND PARKING LOT.; APPROXIMATELY 700 FT
 SOUTHWEST OF THE INTERSECTION OF ARAGONA BLVD AND INDIAN HEAD HWY

11384 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	132-B1, 132-A1	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: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
CS	3.70 Acres
Total:	3.70 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 FT WASH BUSINESS COMPLEX LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0040

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

HENSON CREEK STREAM & WETLAND MITIGATION PROJECT; THE PARCEL IS PROPOSED AS A WETLAND AND WATERWAY MITIGATION SITE.; LIVINGSTON RD NEAR INDIAN HEAD HIGHWAY (MD-210)

9013 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	114-A3, 114-A2	200 SHEET:	212SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	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:	
RR, CGO, CS, CGO	17.69 Acres
Total:	17.69 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 KCI TECHNOLOGIES, INC

AGENT

PROPERTY OWNER
 GREENVEST, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0041

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/8/2026
STATUS : Pending

16601 PEACH STREET; WE ARE SUBMITTING THE NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY, DETACHED RESIDENCE. THE PROPERTY IS WITHIN THE MULLIKAN STATION SUBDIVISION, AS LOT 1 AND WILL INVOLVE THE CONSTRUCTION OF THE ...; LOCATED 260 FEET WEST OF ROBERT CRAIN HIGHWAY, DIRECTLY SOUTH OF PEACH STREET.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

16601 PEACH STREET, BOWIE, MD 20716

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	63-E4	200 SHEET:	202NE14, 203NE14
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: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
AR	2.55 Acres
Total:	2.55 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
 CARLOS YEARGIN

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
AG	69.98 Acres
Total:	69.98 Acres

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:
 5/1/2026 and 5/31/2026**

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

ZONING:	
AG	19.91 Acres
Total:	19.91 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 GEORGE RATHLEV

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CHRISTIAN PENTECOSTAL MISSION INTERNATIONAL CHURCH; THE PROPOSED DEVELOPMENT INCLUDES CONSTRUCTION OF A NEW CHURCH BUILDING, PARKING SPACES, STORMWATER MANAGEMENT, LANDSCAPING, INSTALLATION OF UTILITIES, AND OTHER PERTINENT SITE IMPROVEMENTS.; THE SITE IS LOCATED ON THE SOUTH SIDE OF ARDWICK ARDMORE RD BETWEEN HEIDI LANE INTERSECTION AND OLD ARDWICK ARDMORE INTERSECTION.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

9631 ARDWICK ARDMORE ROAD, UPPER MARLBORO, MD 20774

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	52-E4	200 SHEET:	205NE09, 205NE08
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: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RR	4.07 Acres
Total:	4.07 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 AGBA

AGENT

PROPERTY OWNER
 CHRISTIAN PENTECOSTAL MISSION INTERNATIONAL INC.

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0046

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

6711 BURCHILL RD; NRI; 1,100' EAST OFF BRANDYWINE ROAD ON BURCH HILL ROAD AND THENCE BEING EAST AND SOUTHEAST THEREOF

6711 BURCH HILL ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	134-D3	200 SHEET:	216SE06
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:	
RE	2.01 Acres
Total:	2.01 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SPLIT SECOND PERMITS

AGENT

PROPERTY OWNER
 A. P. DUNCAN & ASSOCIATES

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0047

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 6/1/2026
STATUS : Pending

THE SHOPS AT IVERSON MALL - CFA; REDEVELOPMENT PROJECT. DEMOLISH AN EXISTING FREESTANDING RESTAURANT (BOJANGLES) AND CONSTRUCT A FREESTANDING RESTAURANT (CHICK-FIL-A) IN THE SAME LOCATION.; SOUTH SIDE OF BRANCH AVENUE, WEST OF ITS INTERSECTION WITH IVERSON STREET, WITHIN THE IVERSON MALL PARKING FIELD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3727 BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	88-B1	200 SHEET:	205SE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
CGO	9.31 Acres
Total:	9.31 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 LCSJ SERVICES, LLC

AGENT

PROPERTY OWNER
 IVERSON PAK DEVELOPMENT LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-2026-0048

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

VILLAS OF ACCOKEEK (LOTS 10, 11 & 27); THE PROPOSED DEVELOPMENT IS FOR A PLANNED RETIREMENT COMMUNITY. WE ARE REQUESTING THE APPROVAL OF THIS NATURAL RESOURCE INVENTORY PLAN.; NORTHEAST FROM THE INTERSECTION OF PINE ROAD AND INDIAN HEAD HWY. (RTE 210).

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

17220 LIVINGSTON ROAD, ACCOKEEK, MD 20607

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	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: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RR	8.68 Acres
Total:	8.68 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
 WORKHORSE RESIDENTIAL, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

NRI-EL-2026-0039

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/19/2026
STATUS : Approved

DONNELL WILLIAMS PROPERTY; CONSTRUCTION OF A SINGLE-FAMILY HOME; APPROXIMATELY 1,860 FEET WEST OF THE INTERSECTION OF INDIAN HEAD HIGHWAY AND LIVINGSTON ROAD

15863 LIVINGSTON ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	151-D4	200 SHEET:	220SW01
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: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

ZONING:	
RR	0.46 Acres
Total:	0.46 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 LEGACY HOMES, INC

AGENT

PROPERTY OWNER
 LEGACY HOMES, INC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	6.54 Acres
Total:	6.54 Acres

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:
 5/1/2026 and 5/31/2026**

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

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

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

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

Variation/Variance	
Section	Definition
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:
 5/1/2026 and 5/31/2026**

PPS-2024-016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/23/2026
STATUS : Pending
APPROVED DATE: 05/28/2026

THE MARK AT COLLEGE PARK; THE MARK AT COLLEGE PARK: ONE PARCEL FOR DEVELOPMENT OF 600 MULTIFAMILY RESIDENTIAL DWELLING UNITS.; 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).

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	600	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	600	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RTO-PD	4.53 Acres
Total:	4.53 Acres

Planning Board		
Hearing Date	Decision	Notes
05/28/2026	Continued	Continuance
06/11/2026		Evidentiary Hearing

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
		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:
 5/1/2026 and 5/31/2026**

PPS-2025-019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

SUIT ROAD INDUSTRIAL SUBDIVISION - 4110 SUIT ROAD; SUIT ROAD INDUSTRIAL SUBDIVISION - ONE PARCEL FOR 190,329 SQUARE FEET OF INDUSTRIAL DEVELOPMENT; LOCATED SOUTHWEST OF THE END OF SUIT ROAD. ACROSS FROM SUITLAND PARKWAY ON THE NORTHSIDE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4110 SUIT ROAD, DISTRICT HEIGHTS, MD 20747

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-F3, 89-E2, 89-F2, 89-E3	200 SHEET:	206SE07
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
1	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	75A	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	6	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		190,392	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VIII	APA:	N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

ZONING:	
IE (INDUSTRIAL, EMPLOYMENT)	14.19 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	14.19 Acres
Total:	28.38 Acres

Planning Board		
Hearing Date	Decision	Notes
07/30/2026		

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
IE (INDUSTRIAL, EMPLOYMENT)		14.19
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		14.19
	I-1 (LIGHT INDUSTRIAL)	14.19

APPLICANT
SELZER GURVITCH

AGENT

PROPERTY OWNER
SUIT & FOREST OI, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

PPS-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/20/2026
STATUS : Pending

GLENN DALE COVE; GLENN DALE COVE - 41 LOTS AND 4 PARCELS FOR DEVELOPMENT OF 41 RESIDENTIAL TOWNHOUSE DWELLINGS AS A PLANNED RETIREMENT COMMUNITY; ON THE EAST SIDE OF SPRINGFIELD ROAD, APPROXIMATELY 1,200 FEET NORTH OF ITS INTERSECTION WITH MD 564 (LANHAM-SEVERN ROAD)

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

8215 SPRINGFIELD ROAD, GLENN DALE, MD 20769

41	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	28-E3, 28-E4, 28-D4, 28-D3	200 SHEET:	211NE10
0	OUTLOTS	41	UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	4
4	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	41	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RR (RESIDENTIAL, RURAL)	12.01 Acres
Total:	12.01 Acres

Planning Board		
Hearing Date	Decision	Notes
07/23/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)		12.01
	R-R (RESIDENTIAL, RURAL)	12.01

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ESTATE OF JOAN M. STEWART

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

PRE-APP-2026-0070

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

RESTORATION CHURCH RENOVATION; REQUEST FOR SPECIAL EXCEPTION – CHANGE OF USE (IH ZONE)
 DEAR PLANNING OFFICE,
 I RESPECTFULLY SUBMIT THIS REQUEST FOR A SPECIAL EXCEPTION PURSUANT TO THE PRINCE GEORGE'S
 COUNTY ZONING ORDINANCE, SPECIFICALLY UNDER THE PROVISIONS OF SECTION 27-5101(D) ...; THE SUBJECT
 PROPERTY IS LOCATED AT 5600 SUNNYSIDE AVENUE, BELTSVILLE, MARYLAND 20705, WITHIN PRINCE
 GEORGE'S COUNTY. THE SITE IS SITUATED AT THE INTERSECTION OF SUNNYSIDE AVENUE AND TUCKER
 STREET, BOTH PUBLIC RIGHTS-OF-WAY, PROVIDING DIRECT VEHICULAR ACCESS TO THE PROPERTY.

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

THE PROPERTY IS IDENTIFIED AS PARCEL "B-B" WITHIN THE BELTSVILLE INDUSTRIAL CENTER SUBDIVISION AND
 IS LOCATED WITHIN AN ESTABLISHED INDUSTRIAL CORRIDOR CHARACTERIZED BY WAREHOUSE AND
 DISTRIBUTION USES. THE SURROUNDING AREA CONSISTS PRIMARILY OF INDUSTRIAL AND COMMERCIAL
 PROPERTIES WITH SUPPORTING INFRASTRUCTURE.

THE SITE COMPRISES APPROXIMATELY 29,324 SQUARE FEET (0.673 ACRES) AND IS DEVELOPED WITH AN
 EXISTING ONE-STORY WAREHOUSE BUILDING OF APPROXIMATELY 9,063 SQUARE FEET. THE PROPERTY
 INCLUDES ON-SITE PARKING AND ACCESS FROM ADJACENT PUBLIC STREETS.

ITS LOCATION WITHIN A DEVELOPED INDUSTRIAL AREA, COMBINED WITH EXISTING INFRASTRUCTURE AND
 ACCESS, MAKES IT SUITABLE FOR ADAPTIVE REUSE UNDER A SPECIAL EXCEPTION FOR A COMMUNITY-
 SERVING USE.

5600 SUNNYSIDE AVENUE, BELTSVILLE, MD 20705

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	19-A4	200 SHEET:	213NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2, 3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES, RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
IH	0.67 Acres
Total:	0.67 Acres

APPLICANT

THE REDEEMED CHRISTIAN CHURCH OF GOD,
RESTORATION CHURCH

AGENT

PROPERTY OWNER

THE REDEEMED CHRISTIAN CHURCH, RESTORATION
CHURCH

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

PRE-APP-2026-0071

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

ARNOLD LANDING; MINOR SUBDIVISION CONSISTING OF TWO RESIDENTIAL LOTS; APPROX 100 FEET WEST OF THE INTERSECTION AT ARNOLD ROAD AND EWING AVENUE

4410 ARNOLD ROAD, SUITLAND, MD 20746

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	80-D3	200 SHEET:	204SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
RSF-A	0.75 Acres
Total:	0.75 Acres

APPLICANT
 MILLENNIUM ENGINEERING, LLC

AGENT

PROPERTY OWNER
 508 68TH PL LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

PRE-APP-2026-0075

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

4500 B RHODE ISLAND, CAPITOL HEIGHTS; THE PROPOSED DEVELOPMENT IS FOR A 75-90-UNIT SENIOR HOUSING DEVELOPMENT.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

1. BUFFER YARD SETBACKS: PER TABLE 4.7-2, IT APPEARS OUR MULTI-FAMILY PROJECT ABUTTING RESIDENTIAL LAND TRIGGERS A TYPE B BUFFER YARD WITH A 30' BUILDING SETBACK. IS THERE ANY ...; INTERSECTION OF RHODE ISLAND AVE AND WALLACE ROAD

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: PRE-APPLICATION

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	Acres
CBCAO (Chesapeake Bay Critical Area Overlay)	Acres
Total:	Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
NAC (NEIGHBORHOOD ACTIVITY CENTER)		
CBCAO (Chesapeake Bay Critical Area Overlay)		

APPLICANT
SERA ENGINEERED

AGENT

PROPERTY OWNER
4520 RHODE ISLAND AVE LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

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

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
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:
 5/1/2026 and 5/31/2026**

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

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20	1.96 Acres
Total:	1.96 Acres

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:
 5/1/2026 and 5/31/2026**

PRE-APP-2026-0079

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

4407 41ST STREET BRENTWOOD; THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED AND MAINTAINED LAWN. THERE ARE ROUGHLY 5,000 SF OR 0.115 AC OF LAWN IN THE SUBJECT PROPERTY. THE PLAN PROPOSES THE CONSTRUCTION OF A 3-STORY APARTMENT BUILDING WITH FOUR (4) APARTMENTS, PROPOSED DRIVEWAY, ...; THE PROJECT SITE IS LOCATED AT 4407 41ST ST, BRENTWOOD, PRINCE GEORGE'S COUNTY, MARYLAND, APPROXIMATELY 0.03 MILES NORTHEAST FROM THE INTERSECTION OF 41ST ST AND VOLTA AVENUE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4407 41ST STREET, BRENTWOOD, MD 20722

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	50-A3, 50-B3	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:	
NAC	0.12 Acres
Total:	0.12 Acres

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 BUILD WELL PARTNERS, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

PRE-APP-2026-0080

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

6008-SE; DESCRIPTION OF THE PROPOSED DEVELOPMENT
 • HISTORICAL CONTINUITY: THE APPLICANT ACQUIRED THIS PROPERTY IN 2018, AND SINCE THAT TIME, IT HAS BEEN IN PLACE AND FUNCTIONED AS TWO FULLY INDEPENDENT RENTAL UNITS.
 • PHYSICAL SEPARATION: NOTABLY, THERE IS NO...; PROPERTY ADDRESS: 6008 QUEBEC ST, BERWYN HEIGHTS, MD 20740.
 MUNICIPALITY: TOWN OF BERWYN HEIGHTS.
 COUNTY: PRINCE GEORGE'S COUNTY.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6008 QUEBEC STREET, COLLEGE PARK, MD 20740

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	34-A1	200 SHEET:	210NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	67	COUNCILMANIC DISTRICT:	3
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: PRE-APPLICATION

ZONING:	
RSF-65	0.14 Acres
Total:	0.14 Acres

APPLICANT
 EUNYOUNG HWANG

AGENT

PROPERTY OWNER
 DAEHO JIN

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

PRE-APP-2026-0081

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

KLUB KID; THE PROJECT SITE IS LOCATED AT 6007 OLD BRANCH AVENUE, TEMPLE HILLS, APPROXIMATELY 1,200 FEET NORTHWEST FROM THE INTERSECTION MD RT5 AND ALLENTOWN ROAD. THE PROPERTY IS OWNED BY WILLIAM E. GILLISON/QUIANA GILLISON YOUNG. THE TOTAL SITE AREA IS 0.867 ...; THE PROJECT SITE IS LOCATED AT 6007 OLD BRANCH AVENUE, TEMPLE HILLS, APPROXIMATELY 1,200 FEET NORTHWEST FROM THE INTERSECTION MD RT5 AND ALLENTOWN ROAD.

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

6007 OLD BRANCH AVENUE, TEMPLE HILLS, MD 20748

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	98-A3, 98-A4	200 SHEET:	208SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.48 Acres
MIO (MILITARY INSTALLATION - NOISE OVERLAY)	0.48 Acres
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	0.48 Acres
Total:	1.44 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0.483
MIO (MILITARY INSTALLATION - NOISE OVERLAY)		0.483
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		0.483

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
QUIANA GILLISON, ET AL

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

PRE-APP-2026-0083

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

MERIDIAN AT CHAPEL OAK; 3 STORY MIXED USE BUILDING WITH A BASEMENT THAT WILL HAVE A CAFE, RETAIL SPACE, 93 SENIOR LIVING APARTMENTS, COMMUNITY SPACE, AND 48 PARKING SPACES. STORMWATER WILL BE PROVIDED ON SITE.; 5354 SHERIFF RD, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

5354 SHERIFF ROAD, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	65-F1	200 SHEET:	202NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
CGO (COMMERCIAL, GENERAL AND OFFICE)	Acres
Total:	Acres

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

APPLICANT
 BRADLEY SITE DESIGN

AGENT

PROPERTY OWNER
 MERIDIAN HILL BAPTIST CHURCH

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

SDP-2026-0016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/12/2026
STATUS : Approved

WALLS SCREENED DECK; SDP-0609

INSTALLING A 20X12 SCREEN ROOM OVER A EXISTING DECK.; 15308 GOVERNORS PARK LN

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

15308 GOVERNORS PARK LANE, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-A2	200 SHEET:	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: HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

ZONING:	
LCD	0.28 Acres
Total:	0.28 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 PWHI

AGENT

PROPERTY OWNER
 ANDREW & SOU WALLS

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

SPE-2023-013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/29/2026
STATUS : Pending

ARCOLA MOCCASIN; SPECIAL EXCEPTION TO CONSTRUCT A TELECOMMUNICATIONS TOWER, POLE, OR MONOPOLE AND ASSOCIATED PAD FOR EQUIPMENT IN THE AR ZONE.; ON THE EAST SIDE OF US 301 (ROBERT S CRAIN HGWY) APPROX 3,000 FEET SOUTH OF VILLAGE DRIVE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3610 OLD CRAIN HIGHWAY, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-D1, 93-D2, 93-C1, 93-C2	200 SHEET:	205SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2, 3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: SPECIAL EXCEPTION

ZONING:	
AR (AGRICULTURAL-RESIDENTIAL)	40.46 Acres
Total:	40.46 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)	R-A (RESIDENTIAL-AGRICULTURAL)	40.46

APPLICANT
 RYAN FOLTZ

AGENT

PROPERTY OWNER
 ELLIS S PARKER

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

TCP1-2025-0029

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

4110 SUIT ROAD; 190,392 SF WAREHOUSE, 161 VEHICLE PARKING SPACES & 34 TRACTOR TRAILER SPACES;
 LOCATED SOUTHWEST OF THE END OF SUIT ROAD. ACROSS FROM SUITLAND PARKWAY ON THE NORTHSIDE.

4110 SUIT ROAD, DISTRICT HEIGHTS, MD 20747

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-F3, 89-E2, 89-F2, 89-E3	200 SHEET:	206SE07
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: TCP1 - COMPANION

<u>ZONING:</u>	
IE	14.19 Acres
Total:	14.19 Acres

APPLICANT
GLW

AGENT

PROPERTY OWNER
OPEN INDUSTRIAL

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

TCP1-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/6/2026
STATUS : Pending

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

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

2501 SAINT MARYS VIEW ROAD, ACCOKEEK, MD 20607

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	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: TCP1 - COMPANION

ZONING:	
LCD	1.65 Acres
Total:	1.65 Acres

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 WYL FLATS

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
CGO	59.93 Acres
Total:	59.93 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

TCP2-2026-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

WESTPHALIA TOWN CENTER; WESTPHALIA TOWN CENTER TCP2 ROUGH GRADE FOR PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT.; NORTH SIDE OF PENNSYLVANIA AVENUE, MD ROUTE 4 BETWEEN WOODYARD ROAD AND WESTPHALIA ROAD.

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

9390 PENNSYLVANIA AVENUE, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 99-E1, 99-F1, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
TAC-E	152.35 Acres
Total:	152.35 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 DEWBERRY ENGINEERS, INC.

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
RSF-95	1.72 Acres
Total:	1.72 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
 ROMAN CATHOLIC ARCHDIOCESE OF WASHINGTON

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

TCP2-2026-0035

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 4/13/2026
STATUS : Pending

NORDSTROM DISTRIBUTION CENTER PARKING EXPANSION; TRAILER STORAGE YARD ADDITION TO AN EXISTING WAREHOUSE FACILITY.; LOCATED AT THE SW CORNER OF COMMERCE DR AND POPES CREEK DR

839 COMMERCE DRIVE, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	77-B3, 77-B2, 77-C2, 77-C3	200 SHEET:	202SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	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: TCP2 - COMPANION

<u>ZONING:</u>	
IH	27.85 Acres
Total:	27.85 Acres

APPLICANT
 JONATHAN AREVALO

AGENT

PROPERTY OWNER
 NORDSTROM INC.

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
NAC-PD	4.29 Acres
Total:	4.29 Acres

APPLICANT
 VIKA MARYLAND

AGENT

PROPERTY OWNER
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

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

ZONING:	
LCD	167.70 Acres
Total:	167.70 Acres

APPLICANT
DEWBERRY

AGENT

PROPERTY OWNER
GREENWOOD PARK, LLC

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

TCP2-2026-0038

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/11/2026
STATUS : Pending

METRO GROVE; METRO GROVE - THREE MULTIFAMILY RESIDENTIAL BUILDINGS 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
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: TCP2 - COMPANION

<u>ZONING:</u>	
RMF-48	7.24 Acres
Total:	7.24 Acres

APPLICANT
ATCS

AGENT

PROPERTY OWNER
SILVER HILL 9,

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

TCP2-2026-0039

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CLINTON SOUTH - ATTENUATION POND; STAND-ALONE TCP2 FOR THE INSTALLATION OF A STORMWATER MANAGEMENT FACILITY.; LOCATED ON THE WEST SIDE OF BRANDYWINE ROAD (RTE. 381) SOUTH OF ITS INTERSECTION WITH CLINTON MANOR DR AND NORTH OF ITS INTERSECTION WITH SURRETT'S RD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

9601 BRANDYWINE ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	116-C4	200 SHEET:	213SE06, 212SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
RMF-48	5.84 Acres
Total:	5.84 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

WCO-NE-2026-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/19/2026
STATUS : Pending

BROWN STATION RD SANITARY LANDFILL - FLARE STATION; REMOVE EXISTING FLARES, F1 AND F2, AND REPLACE WITH NEW FLARE, F4.; EAST SIDE OF BROWN STATION ROAD, SOUTH OF WHITE HOUSE ROAD

3500 BROWN STATION ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	84-B4, 84-A4, 84-A3, 84-B3	200 SHEET:	204SE11, 204SE12, 205SE11
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: NUMBERED EXEMPTION (WCO-NE)

ZONING:	
AG, RE	99.00 Acres
Total:	99.00 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 PRINCE GEORGE'S COUNTY DEPARTMENT OF THE ENVIRONMENT, SUSTAINABLE WASTE MANAGEMENT DIVISION

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - DEPARTMENT OF THE ENVIRONMENT

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

ZMA-2025-004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/26/2026
STATUS : Pending

EDELEN PROPERTY; ZONING MAP AMENDMENT APPLICATION TO REZONE 254.13 ACRES FROM THE RE ZONE TO THE R-PD ZONE TO ALLOW FOR THE CONSTRUCTION OF UP TO 530 SINGLE FAMILY DETACHED DWELLING UNITS; 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, 20735

530	LOTS	530	UNITS DETACHED	TAX MAP & GRID:	124-B3	200 SHEET:	214SE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81B	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: ZONING MAP AMENDMENT - CURRENT

ZONING:	
APAO (Aviation Policy Area Overlay)	254.14 Acres
APAO (Aviation Policy Area Overlay)	254.14 Acres
RE (RESIDENTIAL ESTATE)	254.14 Acres
APAO (Aviation Policy Area Overlay)	254.14 Acres
Total:	1,016.56 Acres

Planning Board		
Hearing Date	Decision	Notes
07/23/2026		

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	R-E (RESIDENTIAL ESTATE)	254.14
APAO (Aviation Policy Area Overlay)		254.14
APAO (Aviation Policy Area Overlay)		254.14
RE (RESIDENTIAL ESTATE)		254.14
APAO (Aviation Policy Area Overlay)		254.14

APPLICANT

MARY D. & ALEC B. EDELEN

AGENT

PROPERTY OWNER

MARY D. & ALEC B. EDELEN

**Cases Accepted or Approved Between:
 5/1/2026 and 5/31/2026**

ZMA-2025-007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 5/4/2026
STATUS : Pending

5541-5545 MARLBORO PIKE; REQUEST TO REZONE PROPERTY FROM RMF-20 TO RMF-48 ZONE; 5545 MARLBORO PIKE

5545 MARLBORO PIKE, DISTRICT HEIGHTS,

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

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-A1, 81-A2	200 SHEET:	203SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: ZONING MAP AMENDMENT - CURRENT

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	1.68 Acres
Total:	1.68 Acres

Planning Board		
Hearing Date	Decision	Notes
07/16/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		1.68
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	1.68

APPLICANT
 HIJAZI & CARROLL, P.A.

AGENT

PROPERTY OWNER
 ZT OF MARYLAND LLC

