

**Cases Accepted or Approved Between:
 5/25/2026 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:
 5/25/2026 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: 05/28/2026 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:
 5/25/2026 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:
 5/25/2026 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:
 5/25/2026 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:
 5/25/2026 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:
 5/25/2026 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:
 5/25/2026 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:
 5/25/2026 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:
 5/25/2026 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:
 5/25/2026 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

