

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** DSP-2025-0036

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 4/6/2026

**PROJECT NAME:** MILL BRANCH CROSSING - ARBY'S

**APPROVED DATE:** 06/25/2026

**PLAN DESCRIPTION:** DEVELOPMENT OF A 1,910-SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.

**STATUS:** Approved

**GEOGRAPHIC LOCATION:** ON THE EAST SIDE OF US 301 (ROBERT CRAIN HIGHWAY), APPROXIMATELY 200 FEET NORTH OF ITS INTERSECTION WITH MILL BRANCH ROAD

**ADDRESS:** 3480 SAINT LOLA LANE, BOWIE, MD 20716

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

<b>LOTS:</b> 1	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 55-E4	<b>200 SHEET:</b> 205NE14
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 190	<b>PLANNING AREA:</b> 71B	<b>COUNCILMANIC DISTRICT:</b> 4
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 408	<b>ELECTION DISTRICT:</b> 7	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> II	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 2,335		<b>APA:</b> N/A

**AUTHORITY:** AMENDMENT - BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
CGO	0.93 Acres
<b>Total:</b>	<b>0.93 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/25/2026	Approval with Conditions	PGCPB No. 2026-045

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
		0.93

**APPLICANT**  
GLW

**AGENT**

**PROPERTY OWNER**  
GREEN BRANCH LLC

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER: DSP-25002**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE: 3/30/2026**

**PROJECT NAME: METRO CITY**

**APPROVED DATE: 06/25/2026**

**PLAN DESCRIPTION:** PHASE 1 OF A MIXED-USE PROJECT CONSISTING OF 72 SINGLE FAMILY ATTACHED (TOWNHOUSES), 240 MULTIFAMILY DWELLING UNITS FOR SENIORS, AND A 195-BEDS ASSISTED LIVING FACILITY.

**STATUS:** Approved

**GEOGRAPHIC LOCATION:** ON THE WEST SIDE OF ADDISON ROAD SOUTH AND THE EAST SIDE OF ROLLINS AVENUE, APPROXIMATELY 4,000 FEET SOUTHWEST OF THE INTERSECTION OF MD 214 (CENTRAL AVENUE) AND ADDISON ROAD SOUTH.

**ADDRESS:** 6300 METRO CITY STREET, CAPITOL HEIGHTS,

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

<b>LOTS:</b> 72	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 73-C2, 73-C3	<b>200 SHEET:</b> 202SE06
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 72	<b>PLANNING AREA:</b> 75A	<b>COUNCILMANIC DISTRICT:</b> 7
<b>PARCELS:</b> 10	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 18	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> VIII	<b>TIER:</b> 1
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	24.81 Acres
<b>Total:</b>	<b>24.81 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/04/2026	Approval	PGCPB No. 2026-034

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		24.81
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	24.81

**APPLICANT**  
METRO CITY, LLC.

**AGENT**

**PROPERTY OWNER**  
METRO CITY, LLC.

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** NRI-2025-0078

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/26/2026

**PROJECT NAME:** CHIARAMONTE PROPERTY

**APPROVED DATE:**

**PLAN DESCRIPTION:** COMMERCIAL DEVELOPMENT

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** SOUTHEAST CORNER OF ROBERT CRAIN HIGHWAY - MILL BRANCH ROAD INTERSECTION

**ADDRESS:** 3412 ROBERT CRAIN HIGHWAY NORTHEAST, BOWIE, MD 20716

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 55-E4	<b>200 SHEET:</b> 204NE14, 205NE14
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 74B	<b>COUNCILMANIC DISTRICT:</b> 4
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 7	<b>GROWTH POLICY AREA:</b> RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> II	<b>TIER:</b> 2, 3
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CS	18.04 Acres
<b>Total:</b>	<b>18.04 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

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

**AGENT**

**PROPERTY OWNER**  
DOROTHY A REV TRT CHIARAMONTE

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER: NRI-2026-0046**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/26/2026

**PROJECT NAME:** 6711 BURCHILL RD

**APPROVED DATE:**

**PLAN DESCRIPTION:** NRI

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** 1,100' EAST OFF BRANDYWINE ROAD ON BURCH HILL ROAD AND THENCE BEING EAST AND SOUTHEAST THEREOF

**ADDRESS:** 6711 BURCH HILL ROAD, BRANDYWINE, MD 20613

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 134-D3	<b>200 SHEET:</b> 216SE06
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 85A	<b>COUNCILMANIC DISTRICT:</b> 9
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 11	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> V	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RE	2.01 Acres
<b>Total:</b>	<b>2.01 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
SPLIT SECOND PERMITS

**AGENT**

**PROPERTY OWNER**  
A. P. DUNCAN & ASSOCIATES

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER: NRI-2026-0050**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/26/2026

**PROJECT NAME:** VENUE II

**APPROVED DATE:**

**PLAN DESCRIPTION:** 77 TOWNHOUSE DWELLING UNITS

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** 1700 RITCHIE MARLBORO RD, UPPER MARLBORO, MD 20774

**ADDRESS:** 1700 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 74-F4	<b>200 SHEET:</b> 203SE09
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 73	<b>COUNCILMANIC DISTRICT:</b> 6
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 13	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> II	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RSF-65	54.00 Acres
<b>Total:</b>	<b>54.00 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
GLW

**AGENT**

**PROPERTY OWNER**  
CHARLES P. JOHNSON

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER: NRI-2026-0054**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:**

**PROJECT NAME:** WOOD PROPERTY

**APPROVED DATE:**

**PLAN DESCRIPTION:** LOT 2 LOCATED IN BURCH HILL ACRES. SUBDIVISION, COMPRISING 1.36 AC.

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** 12224 BRANDYWINE ROAD, LOCATED 1/8TH MILE SOUTH OF INTERSECTION OF BRANDYWINE ROAD AND BURCH HILL ROAD

**ADDRESS:** 12214 BRANDYWINE ROAD, BRANDYWINE, MD 20613

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 134-D3	<b>200 SHEET:</b> 216SE06
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 85A	<b>COUNCILMANIC DISTRICT:</b> 9
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 11	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> V	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RE	1.36 Acres
<b>Total:</b>	<b>1.36 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
DIGITERRA DESIGN, LLC

**AGENT**

**PROPERTY OWNER**  
BRYAN WOOD

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER: NRI-2026-0055**

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:**

**PROJECT NAME:** BAPS

**APPROVED DATE:**

**PLAN DESCRIPTION:** PROPOSED INDIAN WORSHIP PLACE

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** THE NORTHEAST CORNER OF THE INTERSECTION OF OLD GUNPOWDER RD. AND AMMENDALE RD. IN BELTSVILLE, MD

**ADDRESS:** 12011 OLD GUNPOWDER ROAD, BELTSVILLE, MD 20705

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 12-F1	<b>200 SHEET:</b> 216NE05
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 61	<b>COUNCILMANIC DISTRICT:</b> 1
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 1	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> VI	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RR	86.15 Acres
<b>Total:</b>	<b>86.15 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
SOLTESZ LLC

**AGENT**

**PROPERTY OWNER**  
SOLTESZ

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** NRI-2026-0056

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/24/2026

**PROJECT NAME:** WESTPHALIA TOWN CENTER - WEST

**APPROVED DATE:**

**PLAN DESCRIPTION:** NRI-094-2006-03 REVISION WITH UPDATED FLOODPLAIN INFORMATION AND GRANDFATHERED FSD AND WETLAND DELINEATIONS.

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** NORTH SIDE OF PENNSYLVANIA AVENUE (MD 4), WEST OF MELWOOD ROAD AND EAST OF THE INTERCHANGE OF SUITLAND PARKWAY AND PENNSYLVANIA AVENUE.

**ADDRESS:** 9390 PENNSYLVANIA AVENUE, UPPER MARLBORO, MD 20772

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 99-E1, 90-D4, 90-E4	<b>200 SHEET:</b> 206SE08, 207SE09, 207SE08, 206SE09
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 78	
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 15	<b>COUNCILMANIC DISTRICT:</b> 6
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> VIII	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>TIER:</b> 2
			<b>APA:</b> N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
TAC-E	531.77 Acres
<b>Total:</b>	<b>531.77 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
DEWBERRY ENGINEERS, INC.

**AGENT**

**PROPERTY OWNER**  
WALTON DEVELOPMENT AND MANAGEMENT (USA).  
INC

**Development Review Applications - Process Monitoring**  
**Cases Accepted or Approved Between:**  
**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** NRI-2026-0057

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:**

**PROJECT NAME:** GUTIERREZ PROPERTY

**APPROVED DATE:**

**PLAN DESCRIPTION:** PARCEL 040 COMPRISING 1.0 ACRES AND A 100% WOODED VACANT LOT

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** LOCATED 1 MI SOUTH OF PINE LN & LIVINGSTON RD INTERSECTION

**ADDRESS:** 17701 LIVINGSTON ROAD, ACCOKEEK, MD 20607

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 170-F1	<b>200 SHEET:</b> 223SW02
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 83	<b>COUNCILMANIC DISTRICT:</b> 9
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 5	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> VII	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
AR	1.00 Acres
<b>Total:</b>	<b>1.00 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
DIGITERRA DESIGN, LLC

**AGENT**

**PROPERTY OWNER**  
ALCIDES GUTIERREZ

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** SDP-2025-0014

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

**PROJECT NAME:** OAKWOOD PRESERVE

**APPROVED DATE:** 06/25/2026

**PLAN DESCRIPTION:** DEVELOPMENT OF 112 SINGLE-FAMILY DETACHED DWELLING UNITS, WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.

**STATUS:** Approved

**GEOGRAPHIC LOCATION:** THE SUBJECT PROPERTY IS LOCATED BOTH EAST AND WEST SIDES OF LARGO ROAD (MARYLAND ROUTE 202), APPROXIMATELY 2,220 FEET SOUTH OF KENT DRIVE.

**ADDRESS:** 14313 RUBENS COURT, UPPER MARLBORO, MD 20772

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

<b>LOTS:</b> 112	<b>UNITS DETACHED:</b> 112	<b>TAX MAP &amp; GRID:</b> 92-E3, 92-F3, 92-E2, 92-F2	<b>200 SHEET:</b> 206SE13, 205SE13
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 79	<b>COUNCILMANIC DISTRICT:</b> 6
<b>PARCELS:</b> 8	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 3	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> II	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD	167.70 Acres
<b>Total:</b>	<b>167.70 Acres</b>

Planning Board		
Hearing Date	Decision	Notes
06/25/2026	Approval with Conditions	PGCPB No. 2026-044

**APPLICANT**  
DEWBERRY

**AGENT**

**PROPERTY OWNER**  
GREENWOOD PARK, LLC

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** SDP-2026-0019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/25/2026

**PROJECT NAME:** PARKSIDE SECTION 7

**APPROVED DATE:**

**PLAN DESCRIPTION:** SDP ARCHITECTURE AMENDMENT. ADDITIONAL OF TWO (2) SINGLE-FAMILY ATTACHED HOUSE TYPES.

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** LOCATED APPROXIMATELY 3,000 FEET EAST OF THE INTERSECTION OF WESTPHALIA ROAD AND MD 4 (PENNSYLVANIA AVENUE) IN THE NORTHWEST CORNER OF PARKSIDE, NORTH OF WESTPHALIA CENTRAL PARK (113.51 ACRES; LCD ZONE).

**ADDRESS:** 3850 WOODYARD ROAD, UPPER MARLBORO, MD 20772

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

<b>LOTS:</b> 617	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 90-F2, 91-A2, 90-F1, 91-A1	<b>200 SHEET:</b> 205SE09
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 617	<b>PLANNING AREA:</b> 78	<b>COUNCILMANIC DISTRICT:</b> 6
<b>PARCELS:</b> 97	<b>UNITS MULTIFAMILY:</b> 617	<b>ELECTION DISTRICT:</b> 15	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> II	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** AMENDMENT - DIRECTOR LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)	113.50 Acres
<b>Total:</b>	<b>113.50 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		113.5

**APPLICANT**  
DEWBERRY ENGINEERS, INC.

**AGENT**

**PROPERTY OWNER**  
DAN RYAN BUILDERS MID-ATLANTIC LLC

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** TCP2-2026-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/24/2026

**PROJECT NAME:** WESTPHALIA TOWN CENTER - ROUGH GRADING

**APPROVED DATE:**

**PLAN DESCRIPTION:** WESTPHALIA TOWN CENTER TCP2 ROUGH GRADE FOR PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT.

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** NORTH SIDE OF PENNSYLVANIA AVENUE, MD ROUTE 4 BETWEEN WOODYARD ROAD AND WESTPHALIA ROAD.

**ADDRESS:** 9390 PENNSYLVANIA AVENUE, UPPER MARLBORO, MD 20772

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

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

**AUTHORITY:** TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
TAC-E	461.02 Acres
<b>Total:</b>	<b>461.02 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
DEWBERRY ENGINEERS, INC.

**AGENT**

**PROPERTY OWNER**  
□

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** TCP2-2026-0043

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/24/2026

**PROJECT NAME:** MARLBORO MANOR - LOT 2 BLOCK A

**APPROVED DATE:**

**PLAN DESCRIPTION:** MARLBORO MANOR – LOT 2 BLOCK A TCP2 IS BEING SUBMITTED FOR A SINGLE-LOT REVISION TO REMOVE 0.37 ACRES OF WOODLAND CONSERVATION LOCATED WITHIN THE LOT AND TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS VIA PAYMENT OF A FEE-IN-LIEU.

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** 14410 MEDWICK ROAD, UPPER MARLBORO, MD 20074

**ADDRESS:** 14410 MEDWICK ROAD, UPPER MARLBORO, MD 20074

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 84-E1, 84-E2	<b>200 SHEET:</b> 203SE13
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 79	<b>COUNCILMANIC DISTRICT:</b> 6
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 3	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> II	<b>TIER:</b> 2
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
	RE 0.71 Acres
<b>Total:</b>	<b>0.71 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
ATWELL

**AGENT**

**PROPERTY OWNER**  
□

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** TCP2-2026-0045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/1/2026

**PROJECT NAME:** GLENWOOD HILLS

**APPROVED DATE:**

**PLAN DESCRIPTION:** REVISION TO LIMITS OF DISTURBANCE 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-NU...

**STATUS:** Pending

**GEOGRAPHIC LOCATION:** SOUTH SIDE OF CENTRAL AVENUE AT KAREN BLVD

**ADDRESS:** 6915 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 73-E1, 73-E2	<b>200 SHEET:</b> 201SE07
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 75A	<b>COUNCILMANIC DISTRICT:</b> 6
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 18	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> VIII	<b>TIER:</b> 1
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** TCP2 - COMPANION

**Current Zoning Information**

<b>Current Zoning</b>	<b>Acreage</b>
RMF-48	133.45 Acres
<b>Total:</b>	<b>133.45 Acres</b>

**APPLICANT**  
GUTSCHICK, LITTLE & WEBER, P.A.

**AGENT**

**PROPERTY OWNER**  
BE GLENWOOD LLC

**Development Review Applications - Process Monitoring**

**Cases Accepted or Approved Between:**

**6/22/2026 and 6/28/2026**

**PLAN NUMBER:** WCO-SE-2026-0068      ACCEPTED OR APPROVED IN SPECIFIED RANGE

**ACCEPTED DATE:** 6/23/2026

**PROJECT NAME:** STEAMFITTERS BUILDING E

**APPROVED DATE:**

**PLAN DESCRIPTION:** CONSTRUCTION OF A 1,760 SQUARE FOOT BUILDING ADDITION

**STATUS:** Approved

**GEOGRAPHIC LOCATION:** WEST SIDE OF PRESTON DRIVE 380' SOUTH OF INTERSECTION WITH ARDWICK ARDMORE ROAD

**ADDRESS:** 7650 PRESTON DRIVE, HYATTSVILLE, MD 20785

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

<b>LOTS:</b>	<b>UNITS DETACHED:</b> 0	<b>TAX MAP &amp; GRID:</b> 52-B3	<b>200 SHEET:</b> 205NE07, 205NE08
<b>OUTLOTS:</b> 0	<b>UNITS ATTACHED:</b> 0	<b>PLANNING AREA:</b> 72	<b>COUNCILMANIC DISTRICT:</b> 5
<b>PARCELS:</b> 0	<b>UNITS MULTIFAMILY:</b> 0	<b>ELECTION DISTRICT:</b> 20	<b>GROWTH POLICY AREA:</b> ESTABLISHED COMMUNITIES
<b>OUTPARCELS:</b> 0	<b>TOTAL UNITS:</b> 0	<b>POLICE DIVISION:</b> III	<b>TIER:</b> 1
	<b>GROSS FLOOR AREA (SF):</b> 0		<b>APA:</b> N/A

**AUTHORITY:** STANDARD EXEMPTION (WCO-SE)

Current Zoning Information	
Current Zoning	Acreage
IE	1.00 Acres
<b>Total:</b>	<b>1.00 Acres</b>

Planning Board		
Hearing Date	Decision	Notes

**APPLICANT**  
WASHINGTON D.C. JOINT APPRENTICESHIP  
COMMITTEE

**AGENT**

**PROPERTY OWNER**  
U.A. MECHANICAL TRADES SCHOOL, INC.

