

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
7/6/2026 and 7/12/2026

07/14/2026

PLAN NUMBER: NRI-2025-0144 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 7/7/2026 **PROJECT NAME:** NEHEMER ST. PIUS X CHAPEL

APPROVED DATE: **PLAN DESCRIPTION:** THE NATURE OF THE PROPOSED REQUEST IS TO EXPAND THE EXISTING CHAPEL BUILDING AS WELL AS EXPANSION OF THE PARKING LOT AND POTENTIAL STORMWATER MANAGEMENT IMPROVEMENTS.

STATUS: Pending **GEOGRAPHIC LOCATION:** 800 FT WEST OF CRAIN HIGHWAY AND S OSBORNE RD INTERSECTION

ADDRESS: 7604 SOUTH OSBORNE ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: **UNITS DETACHED:** 0 **TAX MAP & GRID:** 109-E3, 109-F3 **200 SHEET:** 210SE11

OUTLOTS: 0 **UNITS ATTACHED:** 0 **PLANNING AREA:** 82A **COUNCILMANIC DISTRICT:** 9

PARCELS: 0 **UNITS MULTIFAMILY:** 0 **ELECTION DISTRICT:** 15 **GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES

OUTPARCELS: 0 **TOTAL UNITS:** 0 **POLICE DIVISION:** V **TIER:** 2

GROSS FLOOR AREA (SF): 0 **APA:** N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
AR	5.20 Acres
Total:	5.20 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
KIMLEY HORN

AGENT

PROPERTY OWNER
SOCIETY OF SAINT PIUS X WASHINGTON, DC, INC.

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PLAN NUMBER: NRI-2026-0061

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/8/2026

PROJECT NAME: 13909 BALTIMORE AVENUE

APPROVED DATE:

PLAN DESCRIPTION: NATURAL RESOURCES INVENTORY APPLICATION FOR REVIEW AND APPROVAL FOR BLOCK 13 LOTS 17-20, AND BLOCK 12 LOTS 1-11, 16-20

STATUS: Pending

GEOGRAPHIC LOCATION: PROJECT AREA CONSISTS OF 3.44+/- ACRES AND IS LOCATED ALONG BALTIMORE AVENUE, IN LAUREL, PRINCE GEORGE'S COUNTY, MARYLAND.

ADDRESS: 13909 BALTIMORE AVENUE, LAUREL, MD 20707

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 10-B1, 10-B2	200 SHEET: 218NE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 62	COUNCILMANIC DISTRICT: 1
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 10	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VI	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RSF-65	3.44 Acres
Total:	3.44 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
JEONG CONSULTING & DESIGN, LLC

AGENT

PROPERTY OWNER
13909 BALTIMORE AVENUE HOLDING LLC

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PLAN NUMBER: NRI-2026-0062

ACCEPTED DATE:

APPROVED DATE:

STATUS: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

PROJECT NAME: IVY CREEK

PLAN DESCRIPTION: IVY CREEK - 1 SFD AND 74 AGE RESTRICTED TOWNHOME LOTS

GEOGRAPHIC LOCATION: IVY CREEK - N/W QUADRANT OF INTERSECTION OF 193 & 450 IN GLENN DALE, MD

ADDRESS: 11900 IVY CREEK LANE, GLENN DALE, MD 20769

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

OUTLOTS: 0

PARCELS: 0

OUTPARCELS: 0

UNITS DETACHED: 0

UNITS ATTACHED: 0

UNITS MULTIFAMILY: 0

TOTAL UNITS: 0

GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 45-E3, 45-E2

PLANNING AREA: 70

ELECTION DISTRICT: 14

POLICE DIVISION: II

200 SHEET: 207NE10

COUNCILMANIC DISTRICT: 4

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 2

APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information		Planning Board		
Current Zoning	Acreage	Hearing Date	Decision	Notes
RR	0.49 Acres			
Total:	0.49 Acres			

APPLICANT

LANDTECH

AGENT

PROPERTY OWNER

GLENN DALE HOLDING COMPANY

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PLAN NUMBER: PRE-APP-2026-0095 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: **PROJECT NAME:** THE ROYAL HERITAGE GARDENS

APPROVED DATE: **PLAN DESCRIPTION:** PROPOSED MINOR SUBDIVISION OF 2 LOTS FOR NEW CHURCH AND PLANNED RETIREMENT COMMUNITY

STATUS: Pending

GEOGRAPHIC LOCATION: NW QUADRANT OF MD RTE #197 AND MD RTE#450 IN OLD CHAPEL ROAD APPROXIMATELY 113 FEET AT OLD CHAPEL DRIVE

ADDRESS: 13710 OLD CHAPEL ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 37-D2, 37-D3, 37-C2, 37-C3	200 SHEET: 209NE12
OUTLOTS: 0	UNITS ATTACHED: 0		COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	PLANNING AREA: 71A	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	ELECTION DISTRICT: 14	TIER: 2
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: II	APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
RR	15.50 Acres
Total:	15.50 Acres

APPLICANT
MILLENNIUM ENGINEERING, LLC

AGENT

PROPERTY OWNER
GRACE WORKS INVESTMENT INC

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PLAN NUMBER: SDP-2026-0023

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/6/2026

PROJECT NAME: BUIE SCREEN ROOM

APPROVED DATE:

PLAN DESCRIPTION: INSTALL 33X42 IRREGULAR SHAPED ATTACHED DECK, 16X20 SCREEN ROOM, 3 FEET OFF GROUND

STATUS: Pending

GEOGRAPHIC LOCATION: 14903 HOPEDALE COURT
UPPER MARLBORO, MD 20772

ADDRESS: 14903 HOPEDALE COURT, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 77-A1	200 SHEET: 201SE13
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 74A	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 7	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD	0.40 Acres
Total:	0.40 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
LIVEWELL OUTDOORS

AGENT

PROPERTY OWNER
SHARISSE & MYLES BUIE

Development Review Applications - Process Monitoring
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PLAN NUMBER: TCP1-2026-0008

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: 4906 COLLINGTON ROAD CENTER

APPROVED DATE:

PLAN DESCRIPTION: COLLINGTON ROAD - ONE PARCEL FOR 24,000 SQUARE FEET OF INSTITUTIONAL USE

STATUS: Pending

GEOGRAPHIC LOCATION: SOUTHERN SIDE OF COLLINGTON ROAD (MD 197) BETWEEN LERNER PLACE TO THE NORTH AND TONGUE AVENUE TO THE SOUTH, WITH BENJAMIN TASKER MIDDLE SCHOOL ON THE OPPOSITE SIDE OF THE ROADWAY.

ADDRESS: 4906 COLLINGTON ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 46-F4	200 SHEET: 207NE13
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71A	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 7	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP1 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
RR	3.81 Acres
Total:	3.81 Acres

APPLICANT
SHIPLEY & HORNE, P.A.

AGENT

PROPERTY OWNER
CHIJIKE T IHEGIHU

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: TCP2-2026-0042

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/9/2026

PROJECT NAME: FORT WASHINGTON FLOOD RISK MITIGATION AND SWM 1&3

APPROVED DATE:

PLAN DESCRIPTION: THE FORT WASHINGTON FLOOD RISK MITIGATION AND STORMWATER MANAGEMENT PROJECT STAGES I & III. THE MAJORITY OF LOD FOR STAGES I AND III OF THE PROJECT FALLS WITHIN THE DC DYNASTY LLC PARCEL (TAX ACCOUNT: 0394072, PARCEL: 50). THIS PARCEL HAS AN APPROVED...

STATUS: Pending

GEOGRAPHIC LOCATION: ~1,500' FEET NORTH OF THE INTERSECTION OF FORT WASHINGTON RD AND SAINT ANDREWS DR (STAGE I) & ~3,000' WEST OF THE INTERSECTION OF FORT WASHINGTON RD AND SAINT ANDREWS DR (STAGE III)

ADDRESS: 301 SAINT ANDREWS DRIVE, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 131-C4, 131-D4, 131-E3, 131-E2, 131-D3, 131-C3, 131-E4, 131-F3, 131-F2	200 SHEET: 216SW01, 217SW01, 216SE01
OUTLOTS: 0	UNITS ATTACHED: 0		COUNCILMANIC DISTRICT: 8
PARCELS: 0	UNITS MULTIFAMILY: 0		GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	PLANNING AREA: 80	TIER: 4, 4, 2, 4, 4, 4, 4, 4
	GROSS FLOOR AREA (SF): 0	ELECTION DISTRICT: 5	APA: N/A
		POLICE DIVISION: VII	

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
RR	15.89 Acres
Total:	15.89 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ADAM D TATONE

AGENT

PROPERTY OWNER
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PLAN NUMBER: TCP2-2026-0049		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE:		PROJECT NAME: 7500 ACCOKEEK ROAD	
APPROVED DATE:		PLAN DESCRIPTION:	
STATUS: Pending		GEOGRAPHIC LOCATION: WEST OF THE INTERSECTION OF ACCOKEEK RD & BRANDYWINE RD.	
ADDRESS: 7500 ACCOKEEK ROAD, BRANDYWINE, MD 20613			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 144-F2, 144-F3	200 SHEET: 218SE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 11	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VII	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A
AUTHORITY: TCP2 - STAND ALONE			

Current Zoning Information	
Current Zoning	Acreage
	RR 4.38 Acres
Total:	4.38 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT NO LIMIT LAND	AGENT	PROPERTY OWNER □
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PLAN NUMBER: TCP2-2026-0050 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** FIRST BAPTIST CHURCH OF HIGHLAND PARK

APPROVED DATE: **PLAN DESCRIPTION:** REVISION TO TCP2-016-2023

STATUS: Pending **GEOGRAPHIC LOCATION:** EAST OF MLK JR. HWY ON SHERIFF ROAD

ADDRESS: 6801 SHERIFF ROAD, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: **UNITS DETACHED:** 0 **TAX MAP & GRID:** 66-D1, 59-D4, 59-E4, **200 SHEET:** 202NE06, 203NE06
66-E1

OUTLOTS: 0 **UNITS ATTACHED:** 0 **PLANNING AREA:** 72 **COUNCILMANIC DISTRICT:** 5

PARCELS: 0 **UNITS MULTIFAMILY:** 0 **ELECTION DISTRICT:** 13 **GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES

OUTPARCELS: 0 **TOTAL UNITS:** 0 **POLICE DIVISION:** III **TIER:** 1

GROSS FLOOR AREA (SF): 0 **APA:** N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
RSF-95	18.69 Acres
Total:	18.69 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT **AGENT** **PROPERTY OWNER**
ICIVIL, INC. ☐

