

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
7/13/2026 and 7/19/2026

07/20/2026

PLAN NUMBER: CSP-24001

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 2/13/2025

PROJECT NAME: SOUTHERN HILLS

APPROVED DATE: 07/13/2026

PLAN DESCRIPTION: 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...

STATUS: Pending

GEOGRAPHIC LOCATION: ON THE SOUTH SIDE OF SOUTHERN AVENUE AND THE NORTH AND SOUTH SIDES OF WHEELER HILLS ROAD

ADDRESS: 4700 FULL GOSPEL BOULEVARD, OXON HILL, 20745

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 3	UNITS DETACHED: 0	TAX MAP & GRID: 87-C2, 87-C3	200 SHEET: 206SE02
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 76A	COUNCILMANIC DISTRICT: 7
PARCELS: 0	UNITS MULTIFAMILY: 1,300	ELECTION DISTRICT: 12	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: IV	TIER: 1
	GROSS FLOOR AREA (SF): 45,000		APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
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	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

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07/20/2026

PLAN NUMBER: DET-2023-004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/13/2026

PROJECT NAME: PALISADES AT ADDISON

APPROVED DATE:

PLAN DESCRIPTION: DEVELOPMENT OF 34 SINGLE-FAMILY ATTACHED (TOWNHOUSE) AND 96 TWO-FAMILY RESIDENTIAL DWELLING UNITS, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES.

STATUS: Pending

GEOGRAPHIC LOCATION: ON THE EAST SIDE OF ADDISON ROAD, APPROXIMATELY 300 FEET NORTH OF ITS INTERSECTION WITH RONALD ROAD.

ADDRESS: 6627 ADDISON OVERLOOK CT, CAPITOL HEIGHTS,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 34	UNITS DETACHED: 0	TAX MAP & GRID: 73-D3	200 SHEET: 202SE06
OUTLOTS: 2	UNITS ATTACHED: 34	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 6
PARCELS: 12	UNITS MULTIFAMILY: 96	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	4.82 Acres
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	4.93 Acres
Total:	9.75 Acres

Planning Board		
Hearing Date	Decision	Notes
	Continued	
10/01/2026		Pending Date

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	R-T (TOWNHOUSE)	4.82
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	4.93

APPLICANT
 SHIPLEY & HORNE, P.A.

AGENT

PROPERTY OWNER
 WOODSIDE DEVELOPMENT, LLC

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PLAN NUMBER: DSP-2026-0013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/16/2026

PROJECT NAME: WESTPHALIA TOWN CENTER - RETAIL

APPROVED DATE:

PLAN DESCRIPTION: WESTPHALIA TOWN CENTER - DEVELOPMENT OF COMMERCIAL/RETAIL USES, SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS, TWO-FAMILY ATTACHED (2-OVER-2) DWELLING UNITS, AND ASSOCIATED INFRASTRUCTURE AND AMENITIES.

STATUS: Pending

GEOGRAPHIC LOCATION: NORTHEAST CORNER OF MD 4 (PENNSYLVANIA AVENUE) AND MD 373 (WOODYARD ROAD). THE SUBJECT PROPERTY IS IN THE LOWER SOUTHEAST QUADRANT OF THE WESTPHALIA TOWN CENTER PROJECT.

ADDRESS: 4999 MELWOOD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 100-A1, 100-A2, 99-F1	200 SHEET: 207SE09
OUTLOTS: 0	UNITS ATTACHED: 259	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 2	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 2
	GROSS FLOOR AREA (SF): 140,430		APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
TAC-E	65.88 Acres
Total:	65.88 Acres

Planning Board		
Hearing Date	Decision	Notes
10/22/2026		70 days: 10/26 PB pending.

APPLICANT
 MCNAMEE HOSEA P.A.

AGENT

PROPERTY OWNER
 WALTON WESTPHALIA EUROPE, LP

Development Review Applications - Process Monitoring
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07/20/2026

PLAN NUMBER: DSP-2026-0016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 7/13/2026

PROJECT NAME: BRIGHTSEAT INDUSTRIAL – PARCEL 1

APPROVED DATE:

PLAN DESCRIPTION: THE MODIFICATIONS IN THIS PROPOSED AMENDMENT ARE FOR THE ARCHITECTURAL ELEVATIONS WHICH INCLUDE CHANGED COLOR TO CENTER PANEL, INCREASED BRICK VENEER APPLICATION AND REMOVED WINDOWS ON THE WEST ELEVATION. MODIFICATIONS TO THE NORTH, EAST AND WEST EL...

STATUS: Pending

GEOGRAPHIC LOCATION: 1651 BRIGHTSEAT RD, HYATTSVILLE, MD 20785

ADDRESS: 1651 BRIGHTSEAT ROAD, HYATTSVILLE, MD 20785

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 60-D4, 67-D1, 60-C4, 67-C1	200 SHEET: 202NE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
PARCELS: 1	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): 119,785		APA: N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

Current Zoning Information	
Current Zoning	Acreage
IE	12.04 Acres
Total:	12.04 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ATWELL

AGENT

PROPERTY OWNER
 JFC INTERNATIONAL, INC.

Development Review Applications - Process Monitoring
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7/13/2026 and 7/19/2026

07/20/2026

PLAN NUMBER: PPS-2024-029 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 7/13/2026 **PROJECT NAME:** WOODMORE GATEWAY

APPROVED DATE: **PLAN DESCRIPTION:** WOODMORE GATEWAY APARTMENTS - 1 PARCEL FOR 195 MULTIFAMILY RESIDENTIAL DWELLING UNITS

STATUS: Pending **GEOGRAPHIC LOCATION:** SOUTHEAST CORNER OF LANDOVER ROAD AND BARLOWE ROAD, TAX MAP 60 PARCELS 18 AND 47

ADDRESS: 0 BARLOWE ROAD, LANDOVER,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1 **UNITS DETACHED:** 0 **TAX MAP & GRID:** 60-B3 **200 SHEET:** 203NE07

OUTLOTS: 0 **UNITS ATTACHED:** 195 **PLANNING AREA:** 72 **COUNCILMANIC DISTRICT:** 5

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

OUTPARCELS: 0 **TOTAL UNITS:** 195 **POLICE DIVISION:** III **TIER:** 1

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

AUTHORITY: MAJOR MIXED USE

Current Zoning Information	
Current Zoning	Acreage
TAC-c (TOWN ACTIVITY CENTER (CORE))	9.95 Acres
Total:	9.95 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
TAC-c (TOWN ACTIVITY CENTER (CORE))		9.95
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	9.95

Planning Board		
Hearing Date	Decision	Notes
09/24/2026		

APPLICANT **AGENT** **PROPERTY OWNER**
ATCS WOODMORE PARTNERS LLC

Development Review Applications - Process Monitoring
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PLAN NUMBER: TCP2-2026-0051 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** FARMHOUSE AT MATTAPONI

APPROVED DATE: **PLAN DESCRIPTION:** 9.88 AC. SINGLE FAMILY DWELLING. ZONED AG, APPROXIMATELY 30% WOODED

STATUS: Pending **GEOGRAPHIC LOCATION:** LOCATED 1/2 MILE SW OF ST.THOMAS CHURCH RD & MATTAPONI RD INTERSECTION

ADDRESS: 11213 MATTAPONI ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 128-F4	200 SHEET: 215SE13, 214SE13
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 86A	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 4	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: V	TIER: 3
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
AG	9.88 Acres
Total:	9.88 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT **AGENT** **PROPERTY OWNER**

DIGITERRA DESIGN, LLC ☐

Development Review Applications - Process Monitoring
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07/20/2026

PLAN NUMBER: WCO-SE-2026-0078 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 7/17/2026 **PROJECT NAME:** 422 NOVA AVENUE

APPROVED DATE: **PLAN DESCRIPTION:** CONSTRUCTION OF ONE (1) SINGE-FAMILY DWELLING

STATUS: Approved **GEOGRAPHIC LOCATION:** INTERSECTION OF NOVA AVENUE AND CUMBERLAND STREET

ADDRESS: 422 NOVA AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 73-A1	200 SHEET: 201SE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 75B	COUNCILMANIC DISTRICT: 7
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

Current Zoning Information	
Current Zoning	Acreage
RSF-65	0.29 Acres
Total:	0.29 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT SEPTEMBER PROPERTIES, LLC	AGENT	PROPERTY OWNER GALE, ATHENA & LILLIAN ALOUPIS
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