

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: 4-21040

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 3/4/2024

PROJECT NAME: IMBERLEY TOWNHOMES

APPROVED DATE: 09/17/2026

PLAN DESCRIPTION: IMBERLEY TOWNHOMES - THREE PARCELS FOR RESIDENTIAL DEVELOPMENT CONSISTING OF 170 CONDOMINIUM DWELLING UNITS.

STATUS: Approved

GEOGRAPHIC LOCATION: NORTHWEST QUADRANT OF THE INTERSECTION OF BRIGHTSEAT ROAD AND SHERIFF ROAD

ADDRESS: 1990 BRIGHTSEAT ROAD, LANDOVER,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0

UNITS DETACHED: 0

TAX MAP & GRID: 60-B4, 60-B3

200 SHEET: 203NE08, 203NE07

OUTLOTS: 0

UNITS ATTACHED: 170

PLANNING AREA: 72

COUNCILMANIC DISTRICT: 5

PARCELS: 3

UNITS MULTIFAMILY: 0

ELECTION DISTRICT: 13

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TOTAL UNITS: 0

POLICE DIVISION: III

TIER: 1

OUTPARCELS: 0

GROSS FLOOR AREA (SF): 0

APA: N/A

AUTHORITY: LEGACY - PRELIMINARY PLAN OF SUBDIVISION

Current Zoning Information	
Current Zoning	Acreage
AG (AGRICULTURE AND PRESERVATION)	4.89 Acres
TAC-c (TOWN ACTIVITY CENTER (CORE))	17.23 Acres
Total:	22.12 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	17.23
	O-S (OPEN SPACE)	4.89
AG (AGRICULTURE AND PRESERVATION)		4.89
TAC-c (TOWN ACTIVITY CENTER (CORE))		17.23

APPLICANT
NEIGHBORHOOD PARTNERS 100, LLC

AGENT

Planning Board		
Hearing Date	Decision	Notes
06/27/2024	Approval with Conditions	
09/17/2026	Approval	1-year Extension Request

Variation/Variance	
Section	Definition
24-121(a)(19)()	Condominium townhouse dwelling unit conversion to fee simple

PROPERTY OWNER
NEIGHBORHOOD PARTNERS 100, LLC

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PLAN NUMBER: ACL-2026-0013 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/18/2026 **PROJECT NAME:** VENUE II

APPROVED DATE: **PLAN DESCRIPTION:** THE VENUE II - SECTION 4.10

STATUS: Pending **GEOGRAPHIC LOCATION:** LOCATED ON THE NORTH SIDE OF RITCHIE MARLBORO ROAD, APPROXIMATELY 2,000 FEET EAST OF ITS INTERSECTION WITH I 95/495 (CAPITAL BELTWAY)

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

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 74-F4, 74-E4	200 SHEET: 202SE09, 203SE09
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 73	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 13	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: COMPANION

Current Zoning Information	
Current Zoning	Acreage
RSF-65, RSF-A	45.39 Acres
Total:	45.39 Acres

APPLICANT	AGENT	PROPERTY OWNER
GLW		SEVAG BALIAN

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PLAN NUMBER: ADQ-2026-0015		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 9/3/2026		PROJECT NAME: ENTERPRISE SHOPPING CENTER	
APPROVED DATE:		PLAN DESCRIPTION: ENTERPRISE SHOPPING PLAZA - 5 PARCELS FOR EXISTING COMMERCIAL DEVELOPMENT	
STATUS: Pending		GEOGRAPHIC LOCATION: THE PROPERTY IS LOCATED AT THE WEST SIDE OF THE INTERSECTION OF SEABROOK ROAD AND ANNAPOLIS ROAD (ROUTE 450).	
ADDRESS: 9343 ANNAPOLIS ROAD, LANHAM, MD 20706			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 44-E2, 44-E3, 44-D3, 44-D2	200 SHEET: 207NE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 70	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 20	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: CERTIFICATE OF ADEQUACY

Current Zoning Information	
Current Zoning	Acreage
CGO	16.77 Acres
Total:	16.77 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT CAPITOL DEVELOPMENT DESIGN INC.	AGENT	PROPERTY OWNER ECA BULIGO ENTERPRISE PLAZA
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10/02/2026

PLAN NUMBER: ADQ-2026-0017		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 9/28/2026		PROJECT NAME: ENCLAVE AT MARLBORO SQUARE	
APPROVED DATE:		PLAN DESCRIPTION: ENCLAVE AT MARLBORO SQUARE - 62 LOTS AND 3 PARCELS FOR TOWNHOUSE DEVELOPMENT	
STATUS: Pending		GEOGRAPHIC LOCATION: 5201, 5251, & 5301 RITCHIE MARLBORO ROAD IN UPPER MARLBORO, MARYLAND. THE SITE IS APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND OLD MARLBORO PIKE.	
ADDRESS: 5201 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20772			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 101-B1	200 SHEET: 207SE11
OUTLOTS: 0	UNITS ATTACHED: 62	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 62	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: CERTIFICATE OF ADEQUACY

Current Zoning Information	
Current Zoning	Acreage
CN	6.97 Acres
Total:	6.97 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
GLW		FORKS OF THE ROAD, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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10/02/2026

PLAN NUMBER: CDP-9306-06

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 4/6/2026
APPROVED DATE: 09/14/2026

PROJECT NAME: BAILEY'S VILLAGE LOT 10
PLAN DESCRIPTION: BAILEY'S VILLAGE, LOT 10 - AMENDMENT TO REDUCE THE MINIMUM AMOUNT OF RETAIL/OFFICE SPACE TO A RANGE OF 6,000 TO 10,000 SQUARE FEET WITHIN THE L-A-C ZONED AREA AND UPDATE THE ASSOCIATED CDP SITE PLAN AND TEXT TO REFLECT THESE CHANGES
STATUS: Approved
GEOGRAPHIC LOCATION: SOUTH OF FLORAL PARK ROAD, AT ITS INTERSECTION WITH SAINT MARY'S VIEW ROAD
ADDRESS: 2501 SAINT MARYS VIEW ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 36
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 142-F2, 142-E2
PLANNING AREA: 84
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 217SE03, 218SE03
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: AMENDMENT - BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)	1.65 Acres
Total:	1.65 Acres

Planning Board		
Hearing Date	Decision	Notes
06/18/2026	Approval with Conditions	PGCPB No. 2026-040

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		1.65
	L-A-C (LOCAL ACTIVITY CENTER)	1.65

APPLICANT
WYL FLATS

AGENT

PROPERTY OWNER
WYL FLATS

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: DET-2024-017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 5/11/2026
APPROVED DATE: 09/03/2026

STATUS: Approved

PROJECT NAME: METRO GROVE
PLAN DESCRIPTION: METRO GROVE - DEVELOPMENT OF UP TO 250 MULTIFAMILY RESIDENTIAL DWELLING UNITS IN THREE BUILDINGS, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES
GEOGRAPHIC LOCATION: IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 458 (SILVER HILL ROAD) AND SUITLAND PARKWAY.
ADDRESS: 4315 SILVER HILL ROAD, SUITLAND,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0
OUTLOTS: 0
PARCELS: 1
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 250
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 88-D1
PLANNING AREA: 76A
ELECTION DISTRICT: 6
POLICE DIVISION: IV

200 SHEET: 205SE04
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	7.21 Acres
Total:	7.21 Acres

Planning Board		
Hearing Date	Decision	Notes
07/23/2026	Continued	Continued to July 30, 2026
07/30/2026	Approval with Conditions	PGCPB No. 2026-054

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		7.21
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	7.21

APPLICANT
ATCS

AGENT

PROPERTY OWNER
ATCS

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: DSP-2026-0010 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 6/1/2026 **PROJECT NAME:** MELLWOOD HILLS

APPROVED DATE: 09/24/2026 **PLAN DESCRIPTION:** PROPOSING THE DEVELOPMENT OF 12 SINGLE FAMILY DETACHED RESIDENTIAL DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE

STATUS: Approved **GEOGRAPHIC LOCATION:** APPROXIMATELY 350 FEET SOUTH OF THE INTERSECTION OF ANTOCK PLACE AND DOWER HOUSE ROAD, AT THE TERMINUS OF MATHEW ROAD AND DOWER HOUSE ROAD .

ADDRESS: 7202 CAVE ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 12	UNITS DETACHED: 12	TAX MAP & GRID: 108-F2	200 SHEET: 210SE09
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 82A	COUNCILMANIC DISTRICT: 9
PARCELS: 2	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: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
RR	10.54 Acres
Total:	10.54 Acres

Planning Board		
Hearing Date	Decision	Notes
09/03/2026	Approval with Conditions	PGCPB No. 2026-062

APPLICANT ELITE ENGINEERING, LLC	AGENT	PROPERTY OWNER MELWOOD HILLS, LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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10/02/2026

PLAN NUMBER: DSP-2026-0028 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/4/2026 **PROJECT NAME:** HAMLET WOODS

APPROVED DATE: **PLAN DESCRIPTION:** A REVISION TO DSP-90025-05 FOR 'HAMLET WOODS' TO ADD PERIMETER FENCES WITH GATES, AND REVISE ADA ROUTES.

STATUS: Pending **GEOGRAPHIC LOCATION:** 5200 EGRET LN, BLADENSBURG, MD 20710

ADDRESS: 5200 EGRET LANE, BLADENSBURG, MD 20710

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 51-A1	200 SHEET: 206NE05
OUTLOTS: 0	UNITS ATTACHED: 60	PLANNING AREA: 69	COUNCILMANIC DISTRICT: 5
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 2	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: I	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

Current Zoning Information		Planning Board		
Current Zoning	Acreage	Hearing Date	Decision	Notes
RSF-A	13.30 Acres			
Total:	13.30 Acres			

APPLICANT ATWELL	AGENT	PROPERTY OWNER HAMLET APARTMENTS, LLC
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Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: FPS-2026-0030

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 3/3/2026

PROJECT NAME: WALKER MILL WAREHOUSE

APPROVED DATE: 09/17/2026

PLAN DESCRIPTION: WALKER MILL WAREHOUSE - ONE PARCEL FOR 79,900 SQUARE FEET OF INDUSTRIAL DEVELOPMENT

STATUS: Approved

GEOGRAPHIC LOCATION: WEST SIDE OF SOUTH ADDISON ROAD AT ITS INTERSECTION WITH WALKER MILL ROAD

ADDRESS: 6666 WALKER MILL ROAD, CAPITOL HEIGHTS,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0

UNITS DETACHED: 0

TAX MAP & GRID: 73-D4, 73-C4

200 SHEET: 202SE06

OUTLOTS: 0

UNITS ATTACHED: 0

PLANNING AREA: 75A, 75B

COUNCILMANIC DISTRICT: 7

PARCELS: 1

UNITS MULTIFAMILY: 0

ELECTION DISTRICT: 18

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TOTAL UNITS: 0

POLICE DIVISION: VIII

OUTPARCELS: 0

GROSS FLOOR AREA (SF): 0

TIER: 1

APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	1.68 Acres
IE (INDUSTRIAL, EMPLOYMENT)	4.76 Acres
Total:	6.44 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		1.68
IE (INDUSTRIAL, EMPLOYMENT)		4.76
	I-1 (LIGHT INDUSTRIAL)	4.76
	C-O (COMMERCIAL OFFICE)	1.68

APPLICANT
WALKER MILL DEVELOPMENT GROUP LLC

AGENT

PROPERTY OWNER
WALKER MILL DEVELOPMENT GROUP

Planning Board		
Hearing Date	Decision	Notes
	Approval with Conditions	
09/17/2026	Approval	

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

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PLAN NUMBER: FPS-2026-0037 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 9/4/2026 **PROJECT NAME:** NEW CARROLLTON IV

APPROVED DATE: **PLAN DESCRIPTION:** NEW CARROLLTON TOWN CENTER, PLAT 4; PLAT OF CORRECTION

STATUS: Approved **GEOGRAPHIC LOCATION:** US ROUTE 50 AND PENNSY DRIVE

ADDRESS: 4051 GARDEN CITY DRIVE, HYATTSVILLE, MD 20785

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 52-A2, 52-B2	200 SHEET: 206NE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
PARCELS: 5	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 20	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MINOR

Current Zoning Information	
Current Zoning	Acreage
RTO-H-E, RTO-H-C, RTO-H-E	15.78 Acres
Total:	15.78 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
SOLTESZ LLC		NEW DEVELOPER LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

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PLAN NUMBER: FPS-2026-0056		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 8/26/2026		PROJECT NAME: ADDITION TO GREGORY HEIGHTS, PARCEL G	
APPROVED DATE: 09/03/2026		PLAN DESCRIPTION: ADDITION TO GREGORY HEIGHTS, PARCEL G	
STATUS: Approved		GEOGRAPHIC LOCATION: 5914 SEAT PLEASANT DRIVE, CAPITOL HEIGHTS	
ADDRESS: 5914 SEAT PLEASANT DRIVE, CAPITOL HEIGHTS, MD 20743			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 66-B3	200 SHEET: 201NE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 7
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
IE	0.88 Acres
Total:	0.88 Acres

Planning Board		
Hearing Date	Decision	Notes
	Approval	

APPLICANT	AGENT	PROPERTY OWNER
PACKARD & ASSOCIATES, LLC		LAUNDRY UNLIMITED LLC

Development Review Applications - Process Monitoring
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PLAN NUMBER: FPS-2026-0107 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/3/2026 **PROJECT NAME:** CAPITAL BELTWAY II
APPROVED DATE: **PLAN DESCRIPTION:** CAPITAL BELTWAY II, PARCEL 1 & OUTLOT A
STATUS: Approved **GEOGRAPHIC LOCATION:** 1200' NORTH OF INTERSECTION OF OXON HILL ROAD & LIVINGSTON ROAD, AT THE TERMINUS OF TAYLOR ACRES AVENUE
ADDRESS: 609 TAYLOR ACRES AVENUE, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 114-A4, 113-F3, 113-F4, 114-A3	200 SHEET: 212SE01
OUTLOTS: 1	UNITS ATTACHED: 0	PLANNING AREA: 80	COUNCILMANIC DISTRICT: 8
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 12, 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: IV	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
IE, AG	17.98 Acres
Total:	17.98 Acres

Planning Board		
Hearing Date	Decision	Notes
09/10/2026	Approval	

APPLICANT KCI TECHNOLOGIES	AGENT	PROPERTY OWNER PROLOGIS EXCHANGE 9405 LIVINGSTON ROAD LLC
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Development Review Applications - Process Monitoring
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10/02/2026

PLAN NUMBER: MWM-2026-0005

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

PROJECT NAME: CHESACANNA DISPENSARY
PLAN DESCRIPTION: WAIVER TO PARKING REQUIREMENTS
GEOGRAPHIC LOCATION: 3601 WEST STREET
 HYATTSVILLE, MD
ADDRESS: 3601 WEST STREET, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 52-B3	200 SHEET: 205NE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 20	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
	GROSS FLOOR AREA (SF): 11,412		APA: N/A

AUTHORITY: STAND ALONE OR COMPANION CASE

Current Zoning Information		Planning Board		
Current Zoning	Acreage	Hearing Date	Decision	Notes
	IE 1.48 Acres			
Total:	1.48 Acres			

APPLICANT	AGENT	PROPERTY OWNER
JOHNSON BERNAT ASSOCIATES, INC		F AND F WEST STREET LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: NRI-2026-0027		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 9/21/2026		PROJECT NAME: 7912-7914 CHESTNUT AVENUE	
APPROVED DATE:		PLAN DESCRIPTION: 2.15 ACRES LOT WITH NO CURRENT STRUCTURES. PROPOSED ONE NEW SINGLE FAMILY HOME. SITE IS 75% WOODED. NO WETLANDS, STREAMS OR BUFFERS.	
STATUS: Pending		GEOGRAPHIC LOCATION: THE SITE IS LOCATED ON THE WEST SIDE OF CHESTNUT AVENUE, APPROXIMATELY 150 FEET NORTH OF THE INTERSECTION OF STEEPLECHASE DRIVE AND CHESTNUT AVENUE IN BOWIE, MD 20715.	
ADDRESS: 7914 CHESTNUT AVENUE, BOWIE, MD 20715			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 29-B4	200 SHEET: 210NE11, 211NE11
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71B	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 14	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RR	2.15 Acres
Total:	2.15 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
EJSLA		N/A

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

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

ACCEPTED DATE: 9/14/2026 **PROJECT NAME:** ZUG DEVELOPMENT
APPROVED DATE: **PLAN DESCRIPTION:** CONSTRUCTION OF A WAREHOUSE WITH SWM FACILITIES AND WATER AND SEWER CONNECTIONS.
STATUS: Pending **GEOGRAPHIC LOCATION:** EAST FROM THE INTERSECTION OF RAILROAD CROSSING AND ZUG RD.
 ADDRESS: 8419 ZUG ROAD, BOWIE, MD 20720

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 29-A3	200 SHEET: 211NE11
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71B	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 14	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
IE	1.65 Acres
Total:	1.65 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
ELITE ENGINEERING, LLC		TKARC, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0081		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 9/14/2026		PROJECT NAME: MOORE PROPERTY	
APPROVED DATE:		PLAN DESCRIPTION: FULL NRI PLAN BASED ON THE LATEST FIELD VISIT TO SUPPORT THE PREPARATION OF FUTURE FINAL ENGINEERING PLANS AND PERMIT SUBMISSIONS.	
STATUS: Pending		GEOGRAPHIC LOCATION: SITE LOCATED S OF THE END OF DOWER HOUSE ROAD AND NORTH OF THE END OF MERIDIAN HILLWAY. WEST SIDE OF MOORE'S WAY	
ADDRESS: 4705 MOORES WAY, UPPER MARLBORO, MD 20772			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 90-F4, 90-F3, 90-E3, 90-E4	200 SHEET: 206SE08, 207SE09, 206SE09
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 0	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): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
TAC-E	47.51 Acres
Total:	47.51 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT DLEE CONSULTING & DESIGN	AGENT	PROPERTY OWNER EVANGEL CATHEDRAL INC. RE
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0082

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: PCM OPERATIONS CAMPUS

APPROVED DATE:

PLAN DESCRIPTION: VACANT PARCEL, PROPOSED FOR A CONTRACTOR STORAGE YARD.

STATUS: Pending

GEOGRAPHIC LOCATION: PARCEL IS LOCATED AT THE SOUTHERN INTERSECTION OF RITZ WAY AND VIRGINIA MANOR ROAD, AND EXTENDS SOUTH BEHIND EXISTING LOTS, AND CONNECTS TO BALTIMORE AVENUE.

ADDRESS:

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 13-D1, 13-C1, 13-D2, 13-C2	200 SHEET: 216NE06, 215NE06
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 60	COUNCILMANIC DISTRICT: 1
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 1	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
LCD	5.83 Acres
Total:	5.83 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
PCM SERVICES

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0083 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** SADDLE RIDGE

APPROVED DATE: **PLAN DESCRIPTION:** REVISION TO AN APPROVED NRI TO ACCOUNT FOR A BOUNDARY OVERLAP. PROJECT IS CURRENTLY GOING THROUGH FINAL SITE PLAN CERTIFICATION.

STATUS: Pending **GEOGRAPHIC LOCATION:** SOUTHWEST OF THE INTERSECTION OF BRANDYWINE ROAD AND ACCOKEEK ROAD.

ADDRESS: 6910 ACCOKEEK ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 144-C2, 144-D2, 144-C3, 144-D3	200 SHEET: 218SE06, 217SE06
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: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
LCD, RE, RR, RE, LCD	289.18 Acres
Total:	289.18 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT RODGERS CONSULTING	AGENT	PROPERTY OWNER WALTON MARYLAND, LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0084	ACCEPTED OR APPROVED IN SPECIFIED RANGE
ACCEPTED DATE:	PROJECT NAME: TRANQUILITY RIDGE
APPROVED DATE:	PLAN DESCRIPTION: NATURAL RESOURCES INVENTORY PLAN
STATUS: Pending	GEOGRAPHIC LOCATION: LOCATED AT THE END OF GULL RD, WEST OF TEMPLE HILL RD
	ADDRESS: 5401 TEMPLE HILL ROAD, TEMPLE HILLS, MD 20748

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 97-C2, 97-C3	200 SHEET: 208SE04
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 76B	COUNCILMANIC DISTRICT: 8
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 12	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: IV	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RSF-95	3.63 Acres
Total:	3.63 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT COA BARRETT LLC	AGENT	PROPERTY OWNER TRANQUILITY RIDGE, INC.
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0085 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** CLAGETT LANDING

APPROVED DATE: **PLAN DESCRIPTION:** THE CREATION OF ONE LOT AND 1 OUT-PARCEL FOR A SINGLE-FAMILY DWELLING UNIT.

STATUS: Pending **GEOGRAPHIC LOCATION:** LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF US ROUTE 301 SOUTH (ROBERT S. CRAIN HIGHWAY) AND CLAGETT LANDING ROAD.

ADDRESS: 17306 CLAGETT LANDING ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 77-F3, 77-F2, 78-A2	200 SHEET: 202SE15
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 74B	COUNCILMANIC DISTRICT:
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 3	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 3
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
AR	5.28 Acres
Total:	5.28 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT CAPITOL DEVELOPMENT DESIGN INC.	AGENT	PROPERTY OWNER BECKER BUILDING COMPANY LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0086 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** SILVER HILL AND SUITLAND

APPROVED DATE: **PLAN DESCRIPTION:** MIXED-USE REDEVELOPMENT INCLUDING SPORTS COMPLEX, MULTIFAMILY, MULTIFAMILY AFFORDABLE, SENIOR AFFORDABLE HOUSING, AND RETAIL.

STATUS: Pending **GEOGRAPHIC LOCATION:** ESTERN QUADRANT AT THE INTERSECTION OF SILVER HILL ROAD AND SUITLAND ROAD.

ADDRESS: 5001 SILVER HILL ROAD, SUITLAND, MD 20746

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 80-F3	200 SHEET: 204SE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 7
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 6	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
LMUTC	12.89 Acres
Total:	12.89 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
VIKA MARYLAND, LLC		SILVER HILL BUYER, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0088		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE:		PROJECT NAME: MERIDIAN AT CHAPEL OAKS	
APPROVED DATE:		PLAN DESCRIPTION: FULL NATURAL RESOURCE INVENTORY FOR A REDEVELOPMENT PROJECT OFF OF 5354 SHERIFF ROAD.	
STATUS: Pending		GEOGRAPHIC LOCATION: NORTH SIDE OF SHERIFF ROAD BETWEEN ITS INTERSECTIONS WITH GORHAM DRIVE AND FARMINGDALE AVENUE	
ADDRESS: 5354 SHERIFF ROAD, CAPITOL HEIGHTS, MD 20743			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 65-F1	200 SHEET: 202NE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CGO	1.94 Acres
Total:	1.94 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT BRADLEY SITE DESIGN	AGENT	PROPERTY OWNER MERIDIAN HILL BAPTIST CHURCH
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: NRI-2026-0089 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** KRAMER DOWER HOUSE ROAD

APPROVED DATE: **PLAN DESCRIPTION:** PARKING LOT TO BE DEVELOPED ON DOWER HOUSE ROAD BETWEEN MARLBORO PIKE AND OLD MARLBORO PIKE ON PARCEL 1762392

STATUS: Pending **GEOGRAPHIC LOCATION:** DOWER HOUSE ROAD MD 20762
 BETWEEN MARLBORO PIKE AND OLD MARLBORO

ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 99-D1	200 SHEET: 207SE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 77	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
CS	4.15 Acres
Total:	4.15 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
VHB		KRAMER ENTERPRISES LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: PPS-2025-019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 5/26/2026

PROJECT NAME: SUIT ROAD INDUSTRIAL SUBDIVISION - 4110 SUIT ROAD

APPROVED DATE: 09/03/2026

PLAN DESCRIPTION: SUIT ROAD INDUSTRIAL - ONE PARCEL FOR 190,329 SQUARE FEET OF INDUSTRIAL DEVELOPMENT

STATUS: Approved

GEOGRAPHIC LOCATION: LOCATED SOUTHWEST OF THE END OF SUIT ROAD. ACROSS FROM SUITLAND PARKWAY ON THE NORTHSIDE.

ADDRESS: 4110 SUIT ROAD, DISTRICT HEIGHTS, MD 20747

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 1

UNITS DETACHED: 0

TAX MAP & GRID: 89-F3, 89-E2, 89-F2,
89-E3

200 SHEET: 206SE07

OUTLOTS: 0

UNITS ATTACHED: 0

COUNCILMANIC DISTRICT: 6

PARCELS: 1

UNITS MULTIFAMILY: 0

PLANNING AREA: 75A

GROWTH POLICY AREA: ESTABLISHED
COMMUNITIES

TOTAL UNITS: 0

ELECTION DISTRICT: 6

OUTPARCELS: 0

GROSS FLOOR AREA (SF): 190,392

POLICE DIVISION: VIII

TIER: 1

APA: N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information	
Current Zoning	Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	14.19 Acres
IE (INDUSTRIAL, EMPLOYMENT)	14.19 Acres
Total:	28.38 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		14.19
IE (INDUSTRIAL, EMPLOYMENT)		14.19
	R-80 (ONE FAMILY DETACHED RESIDENTIAL)	14.19
	I-1 (LIGHT INDUSTRIAL)	14.22

APPLICANT
SELZER GURVITCH

AGENT

PROPERTY OWNER
SUIT & FOREST OI, LLC

Planning Board		
Hearing Date	Decision	Notes
07/30/2026	Approval with Conditions	PGCPB No. 2026-053

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: PPS-2026-0005 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/28/2026 **PROJECT NAME:** ENCLAVE AT MARLBORO SQUARE

APPROVED DATE: **PLAN DESCRIPTION:** ENCLAVE AT MARLBORO SQUARE - 62 LOTS AND 3 PARCELS FOR TOWNHOUSE DEVELOPMENT

STATUS: Pending **GEOGRAPHIC LOCATION:** 5201, 5251, & 5301 RITCHIE MARLBORO ROAD IN UPPER MARLBORO, MARYLAND. THE SITE IS APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND OLD MARLBORO PIKE.

ADDRESS: 5201 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 62	UNITS DETACHED: 0	TAX MAP & GRID: 101-B1	200 SHEET: 207SE11
OUTLOTS: 0	UNITS ATTACHED: 62	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 3	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 62	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR RESIDENTIAL

Current Zoning Information	
Current Zoning	Acreage
CN (COMMERCIAL, NEIGHBORHOOD)	6.97 Acres
Total:	6.97 Acres

Planning Board		
Hearing Date	Decision	Notes
12/03/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
CN (COMMERCIAL, NEIGHBORHOOD)	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	6.97

APPLICANT GLW	AGENT	PROPERTY OWNER FORKS OF THE ROAD, LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: PPS-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 5/20/2026

PROJECT NAME: GLENN DALE COVE

APPROVED DATE: 09/03/2026

PLAN DESCRIPTION: GLENN DALE COVE - 41 LOTS AND 4 PARCELS FOR DEVELOPMENT OF 41 RESIDENTIAL TOWNHOUSE DWELLINGS UNITS AS A PLANNED RETIREMENT COMMUNITY

STATUS: Approved

GEOGRAPHIC LOCATION: ON THE EAST SIDE OF SPRINGFIELD ROAD, APPROXIMATELY 1,200 FEET NORTH OF ITS INTERSECTION WITH MD 564 (LANHAM-SEVERN ROAD)

ADDRESS: 8215 SPRINGFIELD ROAD, GLENN DALE, MD 20769

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

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

AUTHORITY: MAJOR RESIDENTIAL

Current Zoning Information

Current Zoning	Acreage
RR (RESIDENTIAL, RURAL)	12.01 Acres
Total:	12.01 Acres

Planning Board

Hearing Date	Decision	Notes
07/23/2026	Approval with Conditions	PGCPB No. 2026-051

Zoning Acreage Breakdown

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

Variation/Variance

Section	Definition
27-395(a)(3)(B)	(B)The subject property shall contain at least twelve (12) contiguous acres.

APPLICANT
ELM STREET DEVELOPMENT

AGENT

PROPERTY OWNER
ESTATE OF JOAN M. STEWART

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: PPS-2026-0018 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/21/2026 **PROJECT NAME:** ENTERPRISE PLAZA SHOPPING CENTER

APPROVED DATE: **PLAN DESCRIPTION:** ENTERPRISE PLAZA SHOPPING PLAZA - 5 PARCELS FOR 190,000 SQUARE FEET OF EXISTING COMMERCIAL DEVELOPMENT.

STATUS: Pending **GEOGRAPHIC LOCATION:** THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF ANNAPOLIS ROAD (MD 450) AT ITS THE INTERSECTION WITH CARTER AVENUE.

ADDRESS: 9343 ANNAPOLIS ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 44-E2, 44-E3, 44-D3, 44-D2	200 SHEET: 207NE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 70	COUNCILMANIC DISTRICT: 5
PARCELS: 5	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 20	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 190,000		APA: N/A

AUTHORITY: MAJOR NON-RESIDENTIAL

Current Zoning Information	
Current Zoning	Acreage
CGO	16.35 Acres
Total:	16.35 Acres

Planning Board		
Hearing Date	Decision	Notes
12/03/2026		

APPLICANT	AGENT	PROPERTY OWNER
CAPITOL DEVELOPMENT DESIGN INC.		ECA BULIGO ENTERPRISE PLAZA PARTNERS LP

APPLICANT
REDLEF GROUP ARCHITECTS LLC

AGENT

PROPERTY OWNER
IVY COMMUNITY CHARITIES INC OF PRINCE GEORGE'S
COUNTY

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: PRE-APP-2026-0130 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:	PROJECT NAME: SUCOWASH LLC
APPROVED DATE:	PLAN DESCRIPTION: VACANT 0.11AC. LOT WHICH IS PROPOSED TO BE DEVELOPED WITH (1) SFD HOUSE WITH A 2-CAR GARAGE
STATUS: Pending	GEOGRAPHIC LOCATION: 4614 BURLINGTON ROAD HYATTSVILLE, MD 20781
	ADDRESS: 4614 BURLINGTON ROAD, HYATTSVILLE, MD 20781

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 50-C1, 50-C2	200 SHEET: 206NE04
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 68	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 16	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: I	TIER: 4
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
CBCAO (Chesapeake Bay Critical Area Overlay)	0.11 Acres
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	0.11 Acres
Total:	0.22 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
CBCAO (Chesapeake Bay Critical Area Overlay)		0.11
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		0.11

APPLICANT
DIGITERRA DESIGN, LLC

AGENT

PROPERTY OWNER
SUCO WASH, LLC.

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: PRE-APP-2026-0135 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:	PROJECT NAME: LARCHDALE
APPROVED DATE:	PLAN DESCRIPTION: WE PLAN TO BUILD A TWO STORY SINGLE FAMILY HOME. WE ARE KEEPING LIMITS OF DISTURBANCE BELOW 5,000 SQ FT. ***THE PARCEL NUMBER ON THE MAP WOULD NOT LET US CHOO THIS LOT. PLEASE REFERENCE SITE PLAN***
STATUS: Pending	GEOGRAPHIC LOCATION: VACANT LOT OF LARCHDALE RD
	ADDRESS: 13178 LARCHDALE ROAD, LAUREL, MD 20708

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 10-B3, 10-B4, 10-C3	200 SHEET: 217NE08, 217NE07
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: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
RMF-12, RSF-95	39.92 Acres
Total:	39.92 Acres

APPLICANT	AGENT	PROPERTY OWNER
WIN WILLIS		TLI LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: PRE-APP-2026-0139 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:	PROJECT NAME: COVERED PATIO
APPROVED DATE:	PLAN DESCRIPTION: THE LOT IS ZONED TO LCD (LEGACY COMPREHENSIVE DESIGN), SDP-0307. THE MINIMUM REAR YARD SETBACK IS 10 FEET. REQUESTING A HOMEOWNER'S MINOR AMENDMENT TO CONSTRUCT A COVERED PORCH 13 FEET FROM THE HOUSE.
STATUS: Pending	GEOGRAPHIC LOCATION: PRINCE GEORGE'S COUNTY, MARYLAND PLAT BOOK 199, PLAT 14 CAMERON GROVE PLAT NINETEEN LOT 52 BLOCK D
	ADDRESS: 13025 FOX BOW DRIVE, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 69-B3	200 SHEET: 201NE11
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: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
LCD	0.16 Acres
Total:	0.16 Acres

APPLICANT ANDREA CLARK	AGENT	PROPERTY OWNER ANDREA CLARK
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: SDP-2025-0014 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 4/27/2026 **PROJECT NAME:** OAKWOOD PRESERVE

APPROVED DATE: 09/29/2026 **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

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

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD	167.70 Acres
Total:	167.70 Acres

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

APPLICANT DEWBERRY	AGENT	PROPERTY OWNER GREENWOOD PARK, LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: SDP-2025-0015		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 4/6/2026		PROJECT NAME: SADDLE RIDGE	
APPROVED DATE: 09/29/2026		PLAN DESCRIPTION: SADDLE RIDGE - DEVELOPMENT OF 450 SINGLE-FAMILY DETACHED DWELLINGS AND 253 SINGLE-FAMILY ATTACHED DWELLINGS, WITH INFRASTRUCTURE IMPROVEMENTS	
STATUS: Approved		GEOGRAPHIC LOCATION: SOUTH OF FLORAL PARK ROAD AND NORTH OF MD 373 (ACCOKEEK ROAD), APPROXIMATELY ONE MILE WEST OF THE INTERSECTION OF MD 373 AND BRANDYWINE ROAD	
ADDRESS: 6301 FLORAL PARK ROAD, BRANDYWINE, 20613			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 703	UNITS DETACHED: 450	TAX MAP & GRID: 144-C1, 144-C2, 144-C3	200 SHEET: 218SE06, 217SE06
OUTLOTS: 0	UNITS ATTACHED: 253	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 9
PARCELS: 96	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: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)	289.36 Acres
Total:	289.36 Acres

Planning Board		
Hearing Date	Decision	Notes
06/11/2026	Approval with Conditions	PGCPB No. 2026-036

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	289.36

APPLICANT RODGERS CONSULTING	AGENT	PROPERTY OWNER WALTON MARYLAND, LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: SDP-2026-0032 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/4/2026 **PROJECT NAME:** TUKPAH SUNROOM

APPROVED DATE: **PLAN DESCRIPTION:** DEMOLISH EXISTING DECK. CONSTRUCT NEW SINGLE-STORY SUNROOM ADDITION (ROOM 6) WITH CRAWL SPACE FOUNDATION, 8" CONCRETE WALLS, PT FLOOR FRAMING, 2X6 EXTERIOR WALLS W/ INSULATION, NEW ROOF TIED INTO EXISTING, ALUMINUM GUTTERS/DOWNSPOUTS, AND TRANSOM WIN...

STATUS: Approved **GEOGRAPHIC LOCATION:** 10915 MELWOOD PARK PLACE
 UPPER MARLBORO, MD 20772

ADDRESS: 10915 MELWOOD PARK PLACE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 100-C1	200 SHEET: 207SE10
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	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	0.28 Acres
Total:	0.28 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
ISAAC V TUKPAH		NATALIE TUKPAH

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: SPE-2025-005		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 3/2/2026		PROJECT NAME: KIDDIE ACADEMY	
APPROVED DATE: 09/30/2026		PLAN DESCRIPTION: KIDDIE ACADEMY CONSRUCTION OF A SINGLE-STORY DAY CARE CENTER WITH THE FLOOR AREA OF 10,000 SF AND PLAYGROUND OF 5,000 SF, SWM TREATMENTS, PARKING AND UTILITES	
STATUS: Pending		GEOGRAPHIC LOCATION: 500 FT NORTH FROM THE INTERSECTION OF POINTER RIDGE AND MD 301 ROBERT CRAIN HWY ADDRESS: 1550 ROBERT CRAIN HWY, BOWIE,	
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 2	UNITS DETACHED: 0	TAX MAP & GRID: 63-E4, 63-D4	200 SHEET: 202NE14
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 74B	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): 10,000			APA: N/A

AUTHORITY: SPECIAL EXCEPTION

Current Zoning Information	
Current Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	1.55 Acres
Total:	1.55 Acres

Planning Board		
Hearing Date	Decision	Notes
05/07/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.55
CGO (COMMERCIAL, GENERAL AND OFFICE)		1.55

APPLICANT
ELITE ENGINEERING

AGENT

PROPERTY OWNER
HIJAZI & CARROLL, P.A.

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP1-2026-0013		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 9/28/2026		PROJECT NAME: ENCLAVE AT MARLBORO SQUARE	
APPROVED DATE:		PLAN DESCRIPTION: ENCLAVE AT MARLBORO SQUARE - 62 LOTS AND 3 PARCELS FOR TOWNHOUSE DEVELOPMENT	
STATUS: Pending		GEOGRAPHIC LOCATION: APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND OLD MARLBORO PIKE.	
ADDRESS: 5201 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20772			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 101-B1	200 SHEET: 207SE11
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	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
CN	232.31 Acres
Total:	232.31 Acres

APPLICANT
 GLW

AGENT

PROPERTY OWNER
 FORKS OF THE ROAD, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0029 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/14/2026 **PROJECT NAME:** PRINCESS GARDENS MURUGAN TEMPLE SITE

APPROVED DATE: **PLAN DESCRIPTION:** REMOVING AN EXISTING GAZEBO, A SHED, AND A FEW EXISTING TREES AND MINOR GRADING TO BUILD NEW BUILDINGS, A PROPOSED WALKWAY, AND BIO RETENTION.

STATUS: Pending **GEOGRAPHIC LOCATION:** PRINCESS GARDEN PKWY AND HICKORY HILL AVE.

ADDRESS: 6300 PRINCESS GARDEN PARKWAY, LANHAM, MD 20706

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 44-A1, 44-B2, 44-A2, 44-B1	200 SHEET: 208NE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 69, 70	COUNCILMANIC DISTRICT: 3
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 20	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: I, II	TIER: 2, 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
RSF-95, RSF-65	11.45 Acres
Total:	11.45 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
BENGAL ENGINEERS		

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0061 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/2/2026 **PROJECT NAME:** GREEN BRANCH ATHLETIC COMPLEX

APPROVED DATE: **PLAN DESCRIPTION:**

STATUS: Pending **GEOGRAPHIC LOCATION:** 3107 MILL BRANCH ROAD, ROUGHLY 1600 FEET NORTH OF MILL BRANCH ROAD

ADDRESS: 3107 MILL BRANCH ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 55-F4, 55-F3, 55-E3, 55-E4, 55-E2, 55-F2	200 SHEET: 205NE14, 205NE15
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71B, 74B	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 7	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2, 3
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
ROS	63.71 Acres
Total:	63.71 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT STRAUGHANENVIRONMENTAL.COM	AGENT	PROPERTY OWNER M-NCPPC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0067		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 8/24/2026		PROJECT NAME: VENUE II	
APPROVED DATE:		PLAN DESCRIPTION: THE VENUE II - DEVELOPMENT OF 77 SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES.	
STATUS: Pending		GEOGRAPHIC LOCATION: LOCATED ON THE NORTH SIDE OF RITCHIE MARLBORO ROAD, APPROXIMATELY 2,000 FEET EAST OF ITS INTERSECTION WITH I 95/495 (CAPITAL BELTWAY)	
ADDRESS: 1700 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 74-F4, 74-E4	200 SHEET: 202SE09, 203SE09
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 73	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 13	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
RSF-A, RSF-65	54.00 Acres
Total:	54.00 Acres

APPLICANT GLW	AGENT	PROPERTY OWNER GREENWOOD PARK, LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0068 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 8/25/2026 **PROJECT NAME:** HOLLY PLACE

APPROVED DATE: **PLAN DESCRIPTION:** A SPECIAL EXCEPTION TO PERMIT 72 DWELLING UNITS OF APARTMENT HOUSING FOR THE ELDERLY AND A SURFACE PARKING LOT FOR THE RESIDENTIAL BUILDING.

STATUS: Pending **GEOGRAPHIC LOCATION:** LOCATED ON THE WEST SIDE OF SAINT BARNABAS ROAD (RT 414) WHERE IT INTERSECTS ON THE SOUTH OF HOLLY.

ADDRESS: 4500 SAINT BARNABAS ROAD, TEMPLE HILLS, 20748

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 88-C3, 88-C4, 88-B3	200 SHEET: 206SE04
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 76A	COUNCILMANIC DISTRICT: 7
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 6	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: IV	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
CGO	3.38 Acres
Total:	3.38 Acres

APPLICANT	AGENT	PROPERTY OWNER
ATCS		LINCOLN AVENUE CAPITAL MANAGEMENT LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0069

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/18/2026

PROJECT NAME: WOOD PROPERTY

APPROVED DATE:

PLAN DESCRIPTION: AMENDMENT TO PREVIOUSLY APPROVED DSP-22014 FOR REVISION OF TOWNHOUSE DRIVEWAY, SITE GRADING AND STORM WATER MANAGEMENT FACILITIES, REVISION OF ARCHITECTURAL ELEVATIONS AND ASSOCIATED LANDSCAPE, AND ADDITION OF THREE MONUMENTAL FEATURES.

STATUS: Pending

GEOGRAPHIC LOCATION: NORTHEAST CORNER OF THE INTERSECTION OF PRESIDENTIAL PARKWAY AND MD 4 (PENNSYLVANIA AVENUE).

ADDRESS: 8701 WALLER TREE WAY, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

UNITS DETACHED: 0

TAX MAP & GRID: 90-C2, 90-C3

200 SHEET: 206SE08

OUTLOTS: 0

UNITS ATTACHED: 0

PLANNING AREA: 78

COUNCILMANIC DISTRICT: 6

PARCELS: 0

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): 0

APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
TAC-E	17.54 Acres
Total:	17.54 Acres

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ETHAN REBLITZ

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0070		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE:		PROJECT NAME: CURLEY PROPERTY	
APPROVED DATE:		PLAN DESCRIPTION:	
STATUS: Pending		GEOGRAPHIC LOCATION: 15601 ST PHILLIPS RD, AQUASCO, MD 20608; ADJACENT TO SAINT PHILLIPS ROAD	
ADDRESS: 15601 SAINT PHILLIPS ROAD, AQUASCO, MD 20608			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 182-A1, 182-B1, 182-A2, 182-B2	200 SHEET: 229SE14, 229SE13
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 87B	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 8	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	70.44 Acres
Total:	70.44 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
FINIAN SACCOCIO		

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0071		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE:		PROJECT NAME: CORNERSTONE COMMONS	
APPROVED DATE:		PLAN DESCRIPTION: PRELIMINARY PLAN OF SUBDIVISION, CERTIFICATE OF ADEQUACY, AND DETAILED SITE PLAN TO ACCOMMODATE FOR THE DEVELOPMENT OF APPROXIMATELY 186 SINGLE FAMILY ATTACHED UNITS IN THE R	
STATUS: Pending		GEOGRAPHIC LOCATION: NORTH SIDE OF CENTRAL AVENUE APPROXIMATELY 850 FEET WEST OF ITS INTERSECTION WITH HILL ROAD.	
ADDRESS: 7230 CENTRAL AVENUE, CAPITOL HEIGHTS,			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 66-E4, 66-F4	200 SHEET: 201NE07, 201SE07, 201NE06
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 7
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	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 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
RMF-20	29.32 Acres
Total:	29.32 Acres

APPLICANT	AGENT	PROPERTY OWNER
RODGERS CONSULTING		NVR, INC.

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0073	ACCEPTED OR APPROVED IN SPECIFIED RANGE
ACCEPTED DATE:	PROJECT NAME: CLYOPATRA WINERY VINEYARD VILLAGE RESORT - INITIAL
APPROVED DATE:	PLAN DESCRIPTION: WINERY VINEYARD AND STORAGE BARN FOR AGRICULTURAL EQUIPMENT
STATUS: Pending	GEOGRAPHIC LOCATION: NORTHEAST QUADRANT OF DUCKETTOWN ROAD AND JUPITER ROAD
	ADDRESS: 11904 DUCKETTOWN ROAD, LAUREL, MD 20708

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 28-E2	200 SHEET: 212NE10, 211NE10, 212NE11, 211NE11
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71A	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 14	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2, 3
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
ROS	7.94 Acres
Total:	7.94 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
LCSJ SERVICES, LLC		IFEOMA C ONYIA

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: TCP2-2026-0074 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE:	PROJECT NAME: THE HERMAN APARTMENTS
APPROVED DATE:	PLAN DESCRIPTION: LIMITED MINOR AMENDMENT TO DSP-22017, TO REVISE LIMITED ASPECTS OF PREVIOUSLY APPROVED DETAIL SITE PLAN DUE TO CHANGES REQUIRED BY ENGINEERING NECESSITY.
STATUS: Pending	GEOGRAPHIC LOCATION: NORTH SIDE OF AGER ROAD, APPROXIMATELY 1,500 FEET SOUTHEAST OF ITS INTERSECTION WITH MD 450 (EAST-WEST HIGHWAY)
	ADDRESS: 6203 AGER ROAD, HYATTSVILLE, MD 20782

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 41-D2, 41-E2	200 SHEET: 207NE02, 208NE02
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 65	COUNCILMANIC DISTRICT: 2
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 17	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: I	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
RSF-65, RSF-A	9.50 Acres
Total:	9.50 Acres

APPLICANT MCNAMEE HOSEA P.A.	AGENT	PROPERTY OWNER MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON, D.C., INC.
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: VPT-2026-0008		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 9/23/2026		PROJECT NAME: JERICHO VACATION PETITION	
APPROVED DATE:		PLAN DESCRIPTION: ARENA DRIVE	
STATUS: Pending		GEOGRAPHIC LOCATION: IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF BISHOP PEEBLES DRIVE AND BRIGHTSEAT ROAD.	
ADDRESS: 1200 BRIGHTSEAT ROAD, HYATTSVILLE, MD 20785			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 67-C1	200 SHEET: 202NE08
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: MINOR

Current Zoning Information	
Current Zoning	Acreage
IE	3.20 Acres
Total:	3.20 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT LCSJ SERVICES, LLC	AGENT	PROPERTY OWNER JERICHO BAPTIST CHURCH INC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/1/2026 and 9/30/2026

10/02/2026

PLAN NUMBER: ZMA-2025-007 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 5/4/2026 **PROJECT NAME:** 5541-5545 MARLBORO PIKE

APPROVED DATE: 09/16/2026 **PLAN DESCRIPTION:** REQUEST TO REZONE PROPERTY FROM RMF-20 TO RMF-48 ZONE

STATUS: Pending **GEOGRAPHIC LOCATION:** 5545 MARLBORO PIKE

ADDRESS: 5545 MARLBORO PIKE, DISTRICT HEIGHTS,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

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

AUTHORITY: ZONING MAP AMENDMENT - CURRENT

Current Zoning Information	
Current Zoning	Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	1.68 Acres
Total:	1.68 Acres

Planning Board		
Hearing Date	Decision	Notes
07/23/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior 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
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