

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/5/2026 and 10/11/2026

10/12/2026

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

ACCEPTED DATE: 7/16/2026 **PROJECT NAME:** WESTPHALIA TOWN CENTER - RETAIL

APPROVED DATE: 10/08/2026 **PLAN DESCRIPTION:** 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: Approved **GEOGRAPHIC LOCATION:** NORTHWEST CORNER OF MD 4 (PENNSYLVANIA AVENUE) AND MD 373 (WOODYARD ROAD).

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
10/08/2026	Approval with Conditions	PGCPB No. 2026-071

APPLICANT WALTON WESTPHALIA EUROPE, LP	AGENT	PROPERTY OWNER WALTON WESTPHALIA EUROPE, LP
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Cases Accepted or Approved Between:
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PLAN NUMBER: DSP-2026-0023		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 8/3/2026		PROJECT NAME: SWANN SUBDIVISION	
APPROVED DATE: 10/08/2026		PLAN DESCRIPTION: DEVELOPMENT OF FIVE SINGLE FAMILY DETACHED DWELLINGS AND ASSOCIATED INFRASTRUCTURE.	
STATUS: Approved		GEOGRAPHIC LOCATION: ON THE WEST SIDE OF SWANN ROAD, APPROXIMATELY 0.75 MILES SOUTH OF ITS INTERSECTION WITH SILVER HILL ROAD.	
ADDRESS: 3701 SWANN ROAD, SUITLAND, MD 20746			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 5	UNITS DETACHED: 5	TAX MAP & GRID: 88-F2, 88-E1, 88-F1, 88-E2	200 SHEET: 205SE05
OUTLOTS: 1	UNITS ATTACHED: 0	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 7
PARCELS: 1	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: BOARD LEVEL

Current Zoning Information		Planning Board		
Current Zoning	Acreage	Hearing Date	Decision	Notes
RSF-65	1.81 Acres	10/08/2026	Approval with Conditions	PGCPB No. 2026-070
Total:	1.81 Acres			

APPLICANT ELITE ENGINEERING, LLC	AGENT	PROPERTY OWNER COSTELLO WILSON
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PLAN NUMBER: DSP-22001		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 1/24/2024		PROJECT NAME: MCDONALD'S AGER ROAD	
APPROVED DATE: 10/06/2026		PLAN DESCRIPTION: DEVELOPMENT OF A 3,683-SQUARE-FOOT EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE ON THE SOUTHERN PORTION OF PARCEL 23.	
STATUS: Approved		GEOGRAPHIC LOCATION: IN THE NORTHWEST QUADRANT OF THE INTERSECTIONS OF EAST-WEST HIGHWAY AND AGER ROAD	
ADDRESS: 6565 AGER ROAD, HYATTSVILLE, 20782			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 41-D1, 41-C1	200 SHEET: 208NE02
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 65	COUNCILMANIC DISTRICT: 2
PARCELS: 1	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): 3,683			APA: N/A
AUTHORITY: LEGACY - DETAILED SITE PLAN			

Current Zoning Information	
Current Zoning	Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	4.17 Acres
Total:	4.17 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	4.17
CGO (COMMERCIAL, GENERAL AND OFFICE)		4.17

Planning Board		
Hearing Date	Decision	Notes
06/12/2025	Approval with Conditions	REMANDED BY THE DISTRICT COUNCIL ON APRIL 25, 2025. 2025-008(A) - 7/10/2025
01/16/2025	Approval with Conditions	Due to the District Council's dismissal of the remand 10/28/2025, the original Planning Board Resolution will apply.

APPLICANT

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AGENT

PROPERTY OWNER

6581 AGER LIMITED PARTNERSHIP

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: FPS-2025-0032		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 10/7/2026		PROJECT NAME: LOCUST HILL	
APPROVED DATE:		PLAN DESCRIPTION: LOCUST HILL (PHASE 1)	
		PLAT OF CORRECTION, PLAT 23, LOTS 122-141, BLOCK A, AND LOTS 1-12, BLOCK E	
STATUS: Approved	GEOGRAPHIC LOCATION: ALONG LEELAND KNOLL PARKWAY, EAST OF THE INTERSECTION OF CHURCH ROAD AND OAK GROVE ROAD (NOW LEELAND ROAD)		
	ADDRESS: 1500 LEELAND KNOLL PARKWAY, UPPER MARLBORO, MD 20774		
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 32	UNITS DETACHED: 0	TAX MAP & GRID: 76-E4	200 SHEET: 202SE13
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 79	COUNCILMANIC DISTRICT:
PARCELS: 0	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: MINOR			

Current Zoning Information	
Current Zoning	Acreage
LCD	0.21 Acres
Total:	0.21 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT VIKA, MARYLAND	AGENT	PROPERTY OWNER WBLH LLC
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Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: FPS-2026-0067

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 10/5/2026

PROJECT NAME: MARYLAND 95 CORPORATE PARK REDEVELOPMENT OF LOT 20

APPROVED DATE:

PLAN DESCRIPTION: MARYLAND 95 CORPORATE PARK, LOTS 21 AND 22

STATUS: Pending

GEOGRAPHIC LOCATION: NE INTERSECTION OF SWEITZER LANE AND KONTERRA DRIVE

ADDRESS: 14400 SWEITZER LANE, LAUREL, MD 20707

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 2	UNITS DETACHED: 0	TAX MAP & GRID: 5-B4, 5-C4	200 SHEET: 218NE06, 219NE06
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 60	COUNCILMANIC DISTRICT: 1
PARCELS: 2	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: MAJOR

Current Zoning Information	
Current Zoning	Acreage
IE (INDUSTRIAL, EMPLOYMENT)	9.15 Acres
Total:	9.15 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
IE (INDUSTRIAL, EMPLOYMENT)		9.15
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	9.15

APPLICANT
DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
LORD CHARTER SIX, LLC

Planning Board		
Hearing Date	Decision	Notes
10/15/2026		

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: NRI-2026-0084		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 10/5/2026		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.

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
10/5/2026 and 10/11/2026

10/12/2026

PLAN NUMBER: NRI-2026-0092

ACCEPTED DATE:

APPROVED DATE:

STATUS: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

PROJECT NAME: 9003&9005 WOODYARD RD

PLAN DESCRIPTION: CONSTRUCTION OF A SINGLE-STORY AUTO REPAIR BUILDING

GEOGRAPHIC LOCATION: THE SITE IS LOCATED APPROXIMATELY 1400 FT EAST OF THE INTERSECTION OF OLD BRANCH AVE AND WOODYARD RD.

ADDRESS: 9003 WOODYARD ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT 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: 116-D2, 116-D3

PLANNING AREA: 81A

ELECTION DISTRICT: 9

POLICE DIVISION: V

200 SHEET: 212SE06

COUNCILMANIC DISTRICT: 9

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 2

APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RMF-48	3.19 Acres
Total:	3.19 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT

ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER

DUKE 344, LLC

Development Review Applications - Process Monitoring
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PLAN NUMBER: NRI-2026-0093

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: DUNKIN DONUTS

APPROVED DATE:

PLAN DESCRIPTION: CONSTRUCTION OF A DRIVE-THROUGH RESTAURANT

STATUS: Pending

GEOGRAPHIC LOCATION: NORTH OF THE INTERSECTION OF POWDER MILL RD AND BELTSVILLE DR

ADDRESS: 11739 BELTSVILLE DRIVE, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT 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: 12-D3, 12-C3
 PLANNING AREA: 61
 ELECTION DISTRICT: 1
 POLICE DIVISION: VI

200 SHEET: 215NE04
 COUNCILMANIC DISTRICT: 1
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 TIER: 2
 APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CGO	0.23 Acres
Total:	0.23 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 CARROLLTON DEVELOPMENT GROUP

Development Review Applications - Process Monitoring
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PLAN NUMBER: NRI-EL-2026-0069 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 10/8/2026 **PROJECT NAME:** 5045 CHURCH ROAD - POOL

APPROVED DATE: **PLAN DESCRIPTION:** TO CONSTRUCT A NEW POOL, PATIOS, AND RETAINING WALLS IN THE REAR OF THE EXISTING HOUSE.

STATUS: Pending **GEOGRAPHIC LOCATION:** N/A

ADDRESS: 5045 CHURCH ROAD, BOWIE, MD 20720

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 46-C3	200 SHEET: 207NE12
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71A	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: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

Current Zoning Information	
Current Zoning	Acreage
	RE 0.96 Acres
Total:	0.96 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
CROUSE MILL ENTERPRISES, LLC

AGENT

PROPERTY OWNER
DIANE MASON

Development Review Applications - Process Monitoring
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PLAN NUMBER: PRE-APP-2026-0146 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: HONEY HILL ESTATES (QBS)

APPROVED DATE:

PLAN DESCRIPTION: MINOR SUBDIVISION OF THE SUBJECT PROPERTY, FROM ONE EXISTING PARCEL TO FIVE PROPOSED LOTS.

STATUS: Pending

GEOGRAPHIC LOCATION: WEST SIDE OF MILL BRANCH ROAD AND EAST OF HIDEOUT LANE; NORTH OF ITS INTERSECTION WITH QUEEN ANNE BRIDGE ROAD.

ADDRESS: 17308 QUEEN ANNE BRIDGE ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED:	0
OUTLOTS: 0	UNITS ATTACHED:	0
PARCELS: 0	UNITS MULTIFAMILY:	0
OUTPARCELS: 0	TOTAL UNITS:	0
	GROSS FLOOR AREA (SF):	0

TAX MAP & GRID: 63-F2, 64-A2, 63-F3,
64-A3

200 SHEET: 203NE15

COUNCILMANIC DISTRICT: 4

PLANNING AREA: 74B

GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS

ELECTION DISTRICT: 7

POLICE DIVISION: 11

TIER: 3

APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
AG	84.64 Acres
Total:	84.64 Acres

APPLICANT
LCSJ SERVICES, LLC

AGENT

PROPERTY OWNER
MDB EQUITY PARTNERS LLC

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

ACCEPTED DATE: 10/9/2026 **PROJECT NAME:** CARLENE - AT&T GENERATOR PROJECT

APPROVED DATE: **PLAN DESCRIPTION:** TELECOMMUNICATIONS: INSTALLING BACK-UP SELF-CONTAINED 50KW DIESEL GENERATOR, 4'X10' CONCRETE PAD AND NEW AUTOMATIC TRANSFER SWITCH WITHIN THE WOOD PANEL PRIVACY FENCED AREA

STATUS: Approved **GEOGRAPHIC LOCATION:** APPROXIMATELY 1,000 FEET NORTHWEST OF THE INTERSECTION OF LARGO ROAD (MD 202) AND BROCK DRIVE

ADDRESS: 2905 OLD LARGO ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 84-D4, 84-C4, 84-C3	200 SHEET: 204SE12
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 79	COUNCILMANIC DISTRICT: 6
PARCELS: 0	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: NUMBERED EXEMPTION (WCO-NE)

Current Zoning Information	
Current Zoning	Acreage
RE	12.18 Acres
Total:	12.18 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT CATHERINE CONKLIN	AGENT	PROPERTY OWNER FRATERNAL ORDER OF POLICE PG CO L89 INC.
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