Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
11/9/2026 and 11/15/2026

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

ACCEPTED DATE: 11/13/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: KONTERRA EAST AT KONTERRA TOWN CENTER
PLAN DESCRIPTION: MINOR SHIFTS IN UNIT AND LOT LOCATIONS TO INCREASE THE DEPTH OF THE DRIVEWAYS, ADDITIONAL LAND AREA HAS BEEN INCLUDED IN THIS REVISION
GEOGRAPHIC LOCATION: LOCATED ON FASHION PLACE DRIVE, BETWEEN KONTERRA BLVD EAST AND KONTERRA DRIVE.
ADDRESS: 12800 KONTERRA DRIVE, BELTSVILLE, MD 20705

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 219
OUTLOTS: 0
PARCELS: 6
OUTPARCELS: 0

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

TAX MAP & GRID: 9-D4
PLANNING AREA: 60
ELECTION DISTRICT: 1
POLICE DIVISION: VI

200 SHEET: 216NE06, 217NE06
COUNCILMANIC DISTRICT: 1
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

Current Zoning Information	
Current Zoning	**Acreage**
IE	11.65 Acres
Total:	**11.65** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
SOLTESZ LLC

AGENT

PROPERTY OWNER
KONTERRA ENVIRONS VENTURES, LLC

PLAN NUMBER: **FPS-2026-0090** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 11/9/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: PARCEL 7C COVINGTON OAKS PIN OAK VILLAGE
PLAN DESCRIPTION: PARCEL 7C, COVINGTON OAKS PIN OAK VILLAGE
GEOGRAPHIC LOCATION: ON THE NORTH SIDE OF ELDER OAKS BLVD, APPROXIMATELY 300 FEET EAST OF ITS INTERSECTION WITH EXCALIBUR ROAD.
ADDRESS: 3610 ELDER OAKS BOULEVARD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

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

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

TAX MAP & GRID: 55-D3
PLANNING AREA: 71B
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 205NE14
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	**Acreage**
RMF-20	2.34 Acres
Total:	**2.34** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**
11/19/2026		

APPLICANT
SITE DESIGN INC

AGENT

PROPERTY OWNER
COLLINGTON PLACE, LLC

PLAN NUMBER: **NRI-2026-0099** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 11/10/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: PLEASANT LANE MISSIONARY BAPTIST CHURCH
PLAN DESCRIPTION: PURSUANT TO THE REQUIREMENTS OF THE PRINCE GEORGE'S COUNTY, WOODLAND CONSERVATION AND TREE CONSERVATION ORDINANCE (CB-73-1990), WE ARE SUBMITTING THE NATURAL RESOURCE INVENTORY & FOREST STAND DELINEATION IN ACCORDANCE WITH THE PRINCE GEORGE'S COUNTY …
GEOGRAPHIC LOCATION: THE SITE IS BORDERED BY SOUTHERN AVE. TO THE WEST. THE INTERSECTION OF D ST. SE AND SOUTHERN AVE. IS DIRECTLY ADJACENT TO THE SITE.
ADDRESS: 0 BALBOA AVENUE, CAPITOL HEIGHTS, MD 20743

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: 72-E2, 72-F1, 72-E1, 72-F2
PLANNING AREA: 75A, 75B
ELECTION DISTRICT: 18
POLICE DIVISION: VIII

200 SHEET: 201SE05
COUNCILMANIC DISTRICT: 7
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
RSF-65	4.97 Acres
Total:	**4.97** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
PLEASANT LANE MISSIONARY BAPT

PLAN NUMBER: **NRI-2026-0101** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: FREEWAY AIRPORT
PLAN DESCRIPTION: RESIDENTIAL DEVELOPMENT
GEOGRAPHIC LOCATION: 3900 CHURCH ROAD, BOWIE, MD 20721
ADDRESS: 3900 CHURCH ROAD, BOWIE, MD 20721

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: 54-C2, 54-B2, 54-B3, 54-B4, 54-C4, 54-C3
PLANNING AREA: 74A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 205NE12, 206NE12
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
AR, RSF-A	131.50 Acres
Total:	**131.50** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
WETLAND STUDIES AND SOLUTIONS, INC.

AGENT

PROPERTY OWNER
RODENHAUSER FAMILY TRUST

PLAN NUMBER: **NRI-2026-0102** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: TOLEDO PLACE WATER TRANSMISSION MAIN REPLACEMENT
PLAN DESCRIPTION: THE CONSTRUCTION OF APPROXIMATELY 4,832FT OF 24-INCH WATER MAIN REPLACEMENT/RELOCATION AND WATER/SEWER SERVICE RECONNECTIONS/REPLACEMENTS.
GEOGRAPHIC LOCATION: WITHIN THE ROW OF EAST-WEST HIGHWAY, TOLEDO TERRACE, TOLEDO PLACE, WEST PARK DRIVE, AND 5 PARCELS (PARCEL ONE, 92, PARCEL TWO, 176 AND TAX ACCOUNT 5579351), IN HYATTSVILLE, MD.
ADDRESS: 3200 TOLEDO PLACE, HYATTSVILLE, MD 20782

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: 41-F2, 32-F4, 32-E4, 41-F1, 41-E2, 41-E1
PLANNING AREA: 68, 65, 66
ELECTION DISTRICT: 17
POLICE DIVISION: I

200 SHEET: 209NE03, 208NE03, 207NE03, 208NE02, 209NE02
COUNCILMANIC DISTRICT: 2
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	**Acreage**
ROS, RTO-H-C, RTO-H-E, ROS, RTO-H-E	24.70 Acres
Total:	**24.70** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
A. MORTON THOMAS AND ASSOCIATES, INC.

AGENT

PROPERTY OWNER
WSSC

PLAN NUMBER: **PRE-APP-2026-0164** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SEVEN SPRINGS VILLAGE
PLAN DESCRIPTION: REDEVELOPMENT OF THE TWO NORTHERN PARCELS WITHIN AN EXISTING MULTIFAMILY DEVELOPMENT
GEOGRAPHIC LOCATION: THE PROPERTY IS LOCATED APPROXIMATELY 2,700 FEET WEST OF THE INTERSECTION OF CHERRY HILL ROAD AND BALTIMORE AVENUE (MD ROUTE 1).
ADDRESS: 9308 CHERRY HILL ROAD, COLLEGE PARK, MD 20740

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: 25-C1, 25-D1, 25-C2
PLANNING AREA: 66
ELECTION DISTRICT: 21
POLICE DIVISION: I

200 SHEET: 212NE04
COUNCILMANIC DISTRICT: 1
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	**Acreage**
RMF-48	46.64 Acres
Total:	**46.64** Acres

APPLICANT
SEVEN SPRINGS VILLAGE, LLC

AGENT

PROPERTY OWNER
SEVEN SPRINGS VILLAGE, LLC

PLAN NUMBER: **SKH-2025-0001** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 11/13/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: BRECKINRIDGE ESTATES
PLAN DESCRIPTION: BRECKINRIDGE ESTATES
GEOGRAPHIC LOCATION: 17600 INDIAN HEAD HIGHWAY
ADDRESS: 17600 INDIAN HEAD HIGHWAY, ACCOKEEK, 20607

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: 171-B1, 161-B4, 161-A4
PLANNING AREA: 83, 84
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 222SW02, 223SW01, 222SW01, 223SW02
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: SKETCH PLAN FOR CONSERVATION SUBDIVISION

Current Zoning Information	
Current Zoning	**Acreage**
RR	81.92 Acres
Total:	**81.92** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
ATCS

AGENT

PROPERTY OWNER

PLAN NUMBER: **TCP2-2026-0087** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: SAINT JAMES PROPERTY LOT 7 BLOCK C
PLAN DESCRIPTION: SAINT JAMES PROPERTY LOT 7 BLOCK C TCP2 IS BEING SUBMITTED FOR A SINGLE-LOT REVISION TO REMOVE 0.81 ACRES OF WOODLAND CONSERVATION LOCATED WITHIN THE LOT AND TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS VIA PAYMENT OF A FEE-IN-LIEU.
GEOGRAPHIC LOCATION: 1702 SAINT JAMES ROAD, ACCOKEEK, MD 20607
ADDRESS: 1702 SAINT JAMES ROAD, ACCOKEEK, MD 20607

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: 152-D1
PLANNING AREA: 84
ELECTION DISTRICT: 5
POLICE DIVISION: VII

200 SHEET: 219SE02
COUNCILMANIC DISTRICT: 9
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	**Acreage**
AR	2.00 Acres
Total:	**2.00** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
ATWELL

AGENT

PROPERTY OWNER
MICHELLE MCKINNEY

PLAN NUMBER: **TCP2-2026-0088** ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
APPROVED DATE:
STATUS: Pending

PROJECT NAME: TARGET T3881 GSCL RESTROOM EXPANSION - TEMP RR
PLAN DESCRIPTION: 6-WEEK DURATION OF TEMPORARY RESTROOM AND LOCKER TRAILER FACILITIES LOCATED ON THE PAVEMENT NEXT TO THE MAIN FACILITY.
TEMP POWER AND WATER PULLED FROM THE BUILDING. WASTE PUMPED AND HAULED AWAY.
GEOGRAPHIC LOCATION: 2 RESTROOM TRAILERS & 1 LOCKER TRAILER LOCATED ON PAVEMENT NEXT TO THE BUILDING. ABOUT 200' AWAY FROM THE NEAREST GREENSPACE.
ADDRESS: 16060 LEELAND ROAD, UPPER MARLBORO, MD 20774

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: 77-D4, 85-B1, 85-C1, 85-D1, 77-B4, 77-C4
PLANNING AREA: 74A
ELECTION DISTRICT: 7
POLICE DIVISION: II

200 SHEET: 202SE14, 203SE14
COUNCILMANIC DISTRICT: 4
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 2
APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	**Acreage**
IH	157.53 Acres
Total:	**157.53** Acres

Planning Board		
Hearing Date	**Decision**	**Notes**

APPLICANT
CONLON CONSTRUCTION CO.

AGENT

PROPERTY OWNER
TARGET