



CATEGORY: URBAN DESIGN

COUNCILMANIC DISTRICTS 04

<b>CASE NUMBER:</b>	<b>DSP-20003-02</b>	<b>TITLE:</b>	MILL BRANCH CROSSING (POPEYES), POPEYE'S EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE (APPROX. 3,042 SF)
<b>DATE ACCEPTED:</b>	10/22/2024		
<b>PLANNING AREA:</b>	71B		
<b>ELECTION DISTRICT:</b>	07		
<b>POLICE DIVISION:</b>	II - BOWIE	<b>ZONING</b>	CGO 2.65
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	
<b>TIER:</b>	DEVELOPED		
<b>STREET ADDRESS:</b>	35403560 SAINT LOLA LANE		
<b>CITY:</b>	BOWIE	<b>TOTAL ACRES:</b>	2.65
<b>TAX MAP &amp; GRID:</b>	055 E-3	<b>LOCATED ON:</b>	EAST SIDE OF SAINT LOLA LANE, SOUTH OF ITS INTERSECTION WITH SAINT CHESLEY AVENUE
<b>200 SHEET:</b>	205NE14		
<b>LOTS:</b>	9	<b>UNITS ATTACHED:</b>	0
<b>OUTLOTS:</b>	0	<b>UNITS DETACHED:</b>	0
<b>PARCELS:</b>	0	<b>UNITS MULTIFAMILY:</b>	0
<b>OUTPARCELS:</b>	0	<b>TOTAL UNITS:</b>	0
		<b>GROSS FLOOR AREA:</b>	0
		<b>APPLICANT:</b>	JANJER ENTERPRISES
		<b>AGENT:</b>	EDWARD C. GIBBS, JR.
		<b>OWNER(S):</b>	GREEN BRANCH, LLC
		<b>TOWN(S):</b>	BOWIE



COUNCILMANIC DISTRICTS 04

**CASE NUMBER:** DSP-19023-04  
**DATE ACCEPTED:** 10/4/2024  
**PLANNING AREA:** 74A  
**ELECTION DISTRICT:** 07  
**POLICE DIVISION:** II - BOWIE  
**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES  
**TIER:** DEVELOPED

**STREET ADDRESS:**

**CITY:**  
**TAX MAP & GRID:** 070 C-3  
**200 SHEET:** 201NE14

**LOTS:** 0 **UNITS ATTACHED:** 0  
**OUTLOTS:** 0 **UNITS DETACHED:** 0  
**PARCELS:** 0 **UNITS MULTIFAMILY:** 0  
**OUTPARCELS:** 0 **TOTAL UNITS:** 0  
**GROSS FLOOR AREA:** 0

**TITLE:** SOUTH LAKE PARTNERS LLC, LIMITED AMENDMENT TO REVISE ELEVATION AND FOOTPRINT OF THE OUTDOOR POOL PAVILION, AND REVISE RFA, AND REVISE REC EQUIPMENT FOR FACILITIES 5,7, AND 8.

**ZONING:** LCD 282.97  
**with ACREAGE:**

**TOTAL ACRES:** 282.97

**LOCATED ON:** SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 214 (CENTRAL AVENUE) AND US 301 (ROBERT S CRAIN HIGHWAY)

**APPLICANT:** SOUTH LAKE PARTNERS LLC  
**AGENT:** ATWELL, LLC  
**OWNER(S):** SOUTH LAKE PARTNERS LLC  
**TOWN(S):** BOWIE

**CASE NUMBER:** DSP-08038-02  
**DATE ACCEPTED:** 10/3/2024  
**PLANNING AREA:** 71A  
**ELECTION DISTRICT:** 07  
**POLICE DIVISION:** II - BOWIE  
**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES  
**TIER:** DEVELOPED

**STREET ADDRESS:**

**CITY:**  
**TAX MAP & GRID:** 063 D-3  
**200 SHEET:** 203NE14

**LOTS:** 0 **UNITS ATTACHED:** 0  
**OUTLOTS:** 0 **UNITS DETACHED:** 0  
**PARCELS:** 0 **UNITS MULTIFAMILY:** 0  
**OUTPARCELS:** 0 **TOTAL UNITS:** 0  
**GROSS FLOOR AREA:** 0

**TITLE:** MILLS NISSAN OF BOWIE, DSP-AMENDMENT, MINOR. THE SCOPE OF THIS PROJECT SOLELY INCLUDES IMPROVEMENTS TO THE BUILDING'S FACADE. THIS IS THE FACE OF THE BUILDING. THERE IS NO PLANNED WORK FOR THE GROUND

**ZONING:** CS 7.08  
**with ACREAGE:**

**TOTAL ACRES:** 7.08

**LOCATED ON:** WEST SIDE OF US 301, APPROXIMATELY 943 FEET NORTH OF MITCHELLVILLE ROAD

**APPLICANT:** DAMON LESTER  
**AGENT:** MERCEDES WARD  
**OWNER(S):** JEV MOR HOLDING LLC  
**TOWN(S):** BOWIE



COUNCILMANIC DISTRICTS 06

**CASE NUMBER:** SDP-9028-01 **TITLE:** HUNTER'S GLEN, THE REPLACEMENT OF PLAY AREA TIMBER STEPS WITH MASONRY RETAINING WALL AND RESTORATION OF PLAY AREA.

**DATE ACCEPTED:** 10/17/2024

**PLANNING AREA:** 79

**ELECTION DISTRICT:** 03

**POLICE DIVISION:** II - BOWIE **ZONING:** LCD 8.28

**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES **with ACREAGE:**

**TIER:** DEVELOPED

**STREET ADDRESS:** 14108 KERN COURT

**CITY:** UPPER MARLBORO **TOTAL ACRES:** 8.28

**TAX MAP & GRID:** 092 E-4 **LOCATED ON:** EAST SIDE OF BROWN STATION RD, EAST & WEST OF JOHN RODGERS BLVD NORTH OF OLD MARLBORO PIKE

**200 SHEET:**

**LOTS:** 0 **UNITS ATTACHED:** 0

**OUTLOTS:** 0 **UNITS DETACHED:** 0

**PARCELS:** 0 **UNITS MULTIFAMILY:** 0 **APPLICANT:** KJLC LANDSCAPE MANAGEMENT

**OUTPARCELS:** 0 **TOTAL UNITS:** 0 **AGENT:** WILLIAM OCHS

**GROSS FLOOR AREA:** 0 **OWNER(S):** HZ SALADO HUNTERS GLEN, LLC

**TOWN(S):**

**CASE NUMBER:** DSP-21037-01 **TITLE:** GLENWOOD HILLS, AMEND DSP-21037 TO DEVELOP FIVE EMPLOYMENT WAREHOUSE/DISTRIBUTION BUILDINGS ON PARCELS 1-6, BLOCK C AND INDUSTRIAL USE ON PARCEL 1, BLOCK D

**DATE ACCEPTED:** 10/14/2024

**PLANNING AREA:** 75A

**ELECTION DISTRICT:** 18

**POLICE DIVISION:** VIII - WESTPHALIA **ZONING:** RMF-48 133.45

**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES **with ACREAGE:** RSF-65 133.45

**TIER:** DEVELOPING

**STREET ADDRESS:**

**CITY:** **TOTAL ACRES:** 133.45

**TAX MAP & GRID:** 073 D-2 **LOCATED ON:** LOCATED ON THE SOUTHEAST QUADRANT OF CENTRAL AVENUE (MD 214) & KAREN BOULEVARD INTERSECTION

**200 SHEET:** 201SE06

**LOTS:** 126 **UNITS ATTACHED:** 0

**OUTLOTS:** 0 **UNITS DETACHED:** 0

**PARCELS:** 37 **UNITS MULTIFAMILY:** 0 **APPLICANT:** BE GLENWOOD LLC

**OUTPARCELS:** 0 **TOTAL UNITS:** 0 **AGENT:** GUTSCHICK, LITTLE & WEBER, P.A

**GROSS FLOOR AREA:** 0 **OWNER(S):** BE GLENWOOD LLC

**TOWN(S):**



COUNCILMANIC DISTRICTS 06

**CASE NUMBER:** DSP-05044-15 **TITLE:** ALAKING HOTEL LLC, DETAILED SITE PLAN AMENDMENT TO REVISE ARCHITECTURE

**DATE ACCEPTED:** 10/18/2024

**PLANNING AREA:** 75A

**ELECTION DISTRICT:** 13

**POLICE DIVISION:** III - LANDOVER **ZONING:** IE 1.98

**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES **with ACREAGE:**

**TIER:** DEVELOPED

**STREET ADDRESS:** 9261 ALAKING COURT

**CITY:** CAPITOL HEIGHTS **TOTAL ACRES:** 1.98

**TAX MAP & GRID:** 074 E-3 **LOCATED ON:** 1,300 FEET NORTHEAST OF HAMPTON PARK BOULEVARD

**200 SHEET:** 202SE08

**LOTS:** 0 **UNITS ATTACHED:** 0

**OUTLOTS:** 0 **UNITS DETACHED:** 0

**PARCELS:** 1 **UNITS MULTIFAMILY:** 0 **APPLICANT:** ALAKING HOTEL LLC

**OUTPARCELS:** 0 **TOTAL UNITS:** 0 **AGENT:** GUTSCHICK, LITTLE & WEBER, P.A.

**GROSS FLOOR AREA:** 0 **OWNER(S):** ALAKING HOTEL LLC

**TOWN(S):**

**CASE NUMBER:** DSP-04080-28 **TITLE:** RITCHIE STATION MARKETPLACE - PATIENT FIRST, INSTALLATION OF NEW TENANT FREESTANDING SIGN.

**DATE ACCEPTED:** 10/9/2024

**PLANNING AREA:** 75A

**ELECTION DISTRICT:** 15

**POLICE DIVISION:** VIII - WESTPHALIA **ZONING:** CGO 0.90

**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES **with ACREAGE:** MIO 0.90

**TIER:** DEVELOPED

**STREET ADDRESS:** 1670 RITCHIE STATION COURT

**CITY:** CAPITOL HEIGHTS **TOTAL ACRES:** 0.90

**TAX MAP & GRID:** 074 D-4 **LOCATED ON:** 1670 RITCHIE STATION COURT

**200 SHEET:** 202SE08

**LOTS:** 1 **UNITS ATTACHED:** 0

**OUTLOTS:** 0 **UNITS DETACHED:** 0

**PARCELS:** 0 **UNITS MULTIFAMILY:** 0 **APPLICANT:** PATIENT FIRST OF MARYLAND LLC

**OUTPARCELS:** 0 **TOTAL UNITS:** 0 **AGENT:** ARTHUR J. HORNE, JR. ESQ.

**GROSS FLOOR AREA:** 0 **OWNER(S):** PATIENT FIRST OF MARYLAND LLC

**TOWN(S):**



COUNCILMANIC DISTRICTS 09

**CASE NUMBER:** SDP-1701-H11  
**DATE ACCEPTED:** 10/23/2024  
**PLANNING AREA:** 85A  
**ELECTION DISTRICT:** 11  
**POLICE DIVISION:** V - CLINTON  
**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES  
**TIER:** DEVELOPED  
**STREET ADDRESS:** 14733 RING HOUSE ROAD  
**CITY:** BRANDYWINE  
**TAX MAP & GRID:** 155 A-1  
**200 SHEET:** 219SE07  
**LOTS:** 9 **UNITS ATTACHED:** 0  
**OUTLOTS:** 0 **UNITS DETACHED:** 0  
**PARCELS:** 0 **UNITS MULTIFAMILY:** 0  
**OUTPARCELS:** 0 **TOTAL UNITS:** 0  
**GROSS FLOOR AREA:** 0

**TITLE:** TIMOTHY BRANCH - COLES PORCH - LOT 9P, HOMEOWNER MINOR AMENDMENT TO SDP-1701 FOR AN OPEN PORCH PER PERMIT RES-00596-2024

**ZONING:** TAC-e 0.15  
**with ACREAGE:**

**TOTAL ACRES:** 0.15  
**LOCATED ON:** WEST SIDE OF RING HOUSE ROAD, APPROXIMATELY 738 FEET SOUTH OF GENERAL MAXWELL DRIVE

**APPLICANT:** MICAH BUSBEE  
**AGENT:** MICAH BUSBEE  
**OWNER(S):** EMMETT COLES  
**TOWN(S):**

**CASE NUMBER:** SDP-1202-09  
**DATE ACCEPTED:** 10/17/2024  
**PLANNING AREA:** 82A  
**ELECTION DISTRICT:** 11  
**POLICE DIVISION:** V - CLINTON  
**GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES  
**TIER:** DEVELOPED  
**STREET ADDRESS:** 10011 PASSAGE DRIVE  
**CITY:** UPPER MARLBORO  
**TAX MAP & GRID:** 117 E-2  
**200 SHEET:** 212SE09  
**LOTS:** 0 **UNITS ATTACHED:** 0  
**OUTLOTS:** 0 **UNITS DETACHED:** 0  
**PARCELS:** 0 **UNITS MULTIFAMILY:** 0  
**OUTPARCELS:** 0 **TOTAL UNITS:** 0  
**GROSS FLOOR AREA:** 0

**TITLE:** CANTER CREEK, SIX ADDITIONAL HOUSE MODELS WITH FIVE ELEVATION OPTIONS ADDED TO THE PREVIOUSLY APPROVED SINGLE-FAMILY DETACHED HOMES.

**ZONING:** LCD 342.38  
**with ACREAGE:**

**TOTAL ACRES:** 342.38  
**LOCATED ON:** AT THE INTERSECTION OF FRANK TIPPET ROAD & DRESSAGE DRIVE

**APPLICANT:** NVR, INC.  
**AGENT:** DEWBERRY ENGINEERS INC  
**OWNER(S):** WALTON CANTER CREEK DEVELOPMENT  
**TOWN(S):**



COUNCILMANIC DISTRICTS 09

<b>CASE NUMBER:</b>	<b>DSP-23006</b>	<b>TITLE:</b>	CLINTON MARKET PLACE NORTH, MIXED USE DEVELOPMENT OF RESIDENTIAL & COMMERCIAL
<b>DATE ACCEPTED:</b>	10/2/2024		USES APPROX 136 TH DWELLINGS; APPROX 92 TWO-OVER-TWO CONDO UNITS; & APPROX 5,619 SF
<b>PLANNING AREA:</b>	81A		FOR FOOD & BEVERAGE (WAWA) + 10,000 SF COMM
<b>ELECTION DISTRICT:</b>	09	<b>ZONING</b>	RMF-48 21.26
<b>POLICE DIVISION:</b>	V - CLINTON	<b>with ACREAGE:</b>	
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES		
<b>TIER:</b>	DEVELOPING		
<b>STREET ADDRESS:</b>	9110 PISCATAWAY ROAD	<b>TOTAL ACRES:</b>	21.26
<b>CITY:</b>	CLINTON	<b>LOCATED ON:</b>	SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 223(PISCATAWAY ROAD) AND MD
<b>TAX MAP &amp; GRID:</b>	116 C-3		381(BRANDYWINE ROAD)
<b>200 SHEET:</b>	212SE06		
<b>LOTS:</b>	136	<b>UNITS ATTACHED:</b>	0
<b>OUTLOTS:</b>	0	<b>UNITS DETACHED:</b>	0
<b>PARCELS:</b>	31	<b>UNITS MULTIFAMILY:</b>	0
<b>OUTPARCELS:</b>	0	<b>TOTAL UNITS:</b>	0
		<b>GROSS FLOOR AREA:</b>	15,619
		<b>APPLICANT:</b>	PISCATAWAY CLINTON, LLC.
		<b>AGENT:</b>	MCNAMEE HOSEA
		<b>OWNER(S):</b>	
		<b>TOWN(S):</b>	



CATEGORY: SUB DIVISION

COUNCILMANIC DISTRICTS 05

<b>CASE NUMBER:</b>	5-24098	<b>TITLE:</b>	BRIGHTSEAT TECH PARK, PLAT 2, PARCEL A, PARCEL A		
<b>DATE ACCEPTED:</b>	10/16/2024				
<b>PLANNING AREA:</b>	72				
<b>ELECTION DISTRICT:</b>	13				
<b>POLICE DIVISION:</b>	III - LANDOVER	<b>ZONING</b>	RSF-65	0.27	
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	TAC-c	4.00	
<b>TIER:</b>	DEVELOPED				
<b>STREET ADDRESS:</b>	2101 BRIGHTSEAT ROAD				
<b>CITY:</b>	LANDOVER	<b>TOTAL ACRES:</b>		4.27	
<b>TAX MAP &amp; GRID:</b>	060 C-3	<b>LOCATED ON:</b>	WEST OF CAPITAL BELTWAY NORTH PD LANDOVER ROAD, EAST OF BRIGHTSEAT		
<b>200 SHEET:</b>	203NE08				
<b>LOTS:</b>	0 UNITS ATTACHED:			0	
<b>OUTLOTS:</b>	0 UNITS DETACHED			0	
<b>PARCELS:</b>	1 UNITS MULTIFAMILY	<b>APPLICANT:</b>	BRIGHTSEAT ASSOCIATES LLC		
<b>OUTPARCELS:</b>	0 TOTAL UNITS:	<b>AGENT:</b>	DEWBERRY		
	GROSS FLOOR AREA:	<b>OWNER(S):</b>			
	0	<b>TOWN(S):</b>	GLENARDEN		



COUNCILMANIC DISTRICTS 05

<b>CASE NUMBER:</b>	<b>5-24086</b>	<b>TITLE:</b>	BRIGHTSEAT TECH PARK, PLAT 1, PARCELS 1 & 2	
<b>DATE ACCEPTED:</b>	10/16/2024			
<b>PLANNING AREA:</b>	72			
<b>ELECTION DISTRICT:</b>	13			
<b>POLICE DIVISION:</b>	III - LANDOVER	<b>ZONING</b>	RSF-65	0.36
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	TAC-c	82.00
<b>TIER:</b>	DEVELOPED			
<b>STREET ADDRESS:</b>	2101 BRIGHTSEAT ROAD			
<b>CITY:</b>	LANDOVER	<b>TOTAL ACRES:</b>	82.36	
<b>TAX MAP &amp; GRID:</b>	060 C-3	<b>LOCATED ON:</b>	WEST OF CAPITAL BELTWAY NORTH PD LANDOVER ROAD, EAST OF BRIGHTSEAT	
<b>200 SHEET:</b>	203NE08			
<b>LOTS:</b>	0	<b>UNITS ATTACHED:</b>	0	
<b>OUTLOTS:</b>	0	<b>UNITS DETACHED:</b>	0	
<b>PARCELS:</b>	2	<b>UNITS MULTIFAMILY:</b>	0	
<b>OUTPARCELS:</b>	0	<b>TOTAL UNITS:</b>	0	
		<b>GROSS FLOOR AREA:</b>	0	
		<b>APPLICANT:</b>	BRIGHTSEAT ASSOCIATES LLC	
		<b>AGENT:</b>	DEWBERRY ENGINEERS INC.	
		<b>OWNER(S):</b>		
		<b>TOWN(S):</b>	GLENARDEN	





COUNCILMANIC DISTRICTS 05

<b>CASE NUMBER:</b>	<b>5-22233</b>	<b>TITLE:</b>	ARDWICK PARK, LOT 1, BLOCK C, SECTION 1, PARCEL 1, BLOCK C, SECTION 1
<b>DATE ACCEPTED:</b>	10/29/2024		
<b>PLANNING AREA:</b>	72		
<b>ELECTION DISTRICT:</b>	20		
<b>POLICE DIVISION:</b>	III - LANDOVER	<b>ZONING</b>	IE 2.90
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	
<b>TIER:</b>	DEVELOPED		
<b>STREET ADDRESS:</b>	8211 ARDWICK ARDMORE ROAD		
<b>CITY:</b>	LANDOVER	<b>TOTAL ACRES:</b>	2.90
<b>TAX MAP &amp; GRID:</b>	052 A-3	<b>LOCATED ON:</b>	IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ARDWICK ARDMORE ROAD AND PENNSY DRIVE
<b>200 SHEET:</b>	205NE07		
<b>LOTS:</b>	0 UNITS ATTACHED:		
	0		
<b>OUTLOTS:</b>	0 UNITS DETACHED:		
	0		
<b>PARCELS:</b>	1 UNITS MULTIFAMILY:	<b>APPLICANT:</b>	TWO FARMS, INC.
	0	<b>AGENT:</b>	EMILY DEAN, PE
<b>OUTPARCELS:</b>	0 TOTAL UNITS:	<b>OWNER(S):</b>	
	0	<b>TOWN(S):</b>	NEW CARROLLTON GLENARDEN LANDOVER HILLS
	<b>GROSS FLOOR AREA:</b>		
	0		



COUNCILMANIC DISTRICTS 05

<b>CASE NUMBER:</b>	<b>4-24003</b>	<b>TITLE:</b>	GLENARDEN REDEVELOPMENT, 73 LOTS AND 18 PARCELS FOR SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT
<b>DATE ACCEPTED:</b>	10/10/2024		
<b>PLANNING AREA:</b>	72		
<b>ELECTION DISTRICT:</b>	13		
<b>POLICE DIVISION:</b>	III - LANDOVER	<b>ZONING</b>	TAC-e 7.14
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	
<b>TIER:</b>	DEVELOPED		
<b>STREET ADDRESS:</b>	8391 HAMLIN STREET		
<b>CITY:</b>	GLENARDEN	<b>TOTAL ACRES:</b>	7.14
<b>TAX MAP &amp; GRID:</b>	060 B-2	<b>LOCATED ON:</b>	NORTHWEST QUADRANT OF THE EVARTS STREET AND BRIGHTSEAT ROAD INTERSECTION.
<b>200 SHEET:</b>	204NE07		
<b>LOTS:</b>	73	<b>UNITS ATTACHED:</b>	73
<b>OUTLOTS:</b>	0	<b>UNITS DETACHED:</b>	0
<b>PARCELS:</b>	18	<b>UNITS MULTIFAMILY:</b>	0
<b>OUTPARCELS:</b>	0	<b>TOTAL UNITS:</b>	73
		<b>GROSS FLOOR AREA:</b>	0
		<b>APPLICANT:</b>	PENNROSE, LLC
		<b>AGENT:</b>	ATWELL, LLC
		<b>OWNER(S):</b>	REDEVELOPMENT AUTHORITY OF PRINC
		<b>TOWN(S):</b>	GLENARDEN

