



Development Activity Monitoring System  
Monthly Report  
MARCH, 2025

MNCPPC

CATEGORY: ZONING

COUNCILMANIC DISTRICTS 01

CASE NUMBER:	SE-4848	TITLE:	DONALD V. BORGWARDT FUNERAL HOME, ADDITION OF 1,664 SQUARE FOOT CREMATORY TO FUNERAL PARLOR IN R-R ZONE.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	61		
ELECTION DISTRICT:	01		
POLICE DIVISION:	VI - BELTSVILLE	ZONING	RR 1.74
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	4400 POWDER MILL ROAD		
CITY:	BELTSVILLE	TOTAL ACRES:	1.74
TAX MAP & GRID:	012 F-3	LOCATED ON:	LOCATED AT THE NORTHEAST SIDE OF POWDER MILL ROAD, APPROX 250 FEET NW OF ITS INTERSECTION WITH ROBY AVENUE
200 SHEET:	215NE05		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	DONALD V BORGWARDT
		AGENT:	ATWELL, LLC
		OWNER(S):	
		TOWN(S):	



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COUNCILMANIC DISTRICTS      01

CASE NUMBER:	SE-25001	TITLE:	4932 PRINCE GEORGE'S AVENUE, RAZING OF EXISTING SINGLE FAMILY DWELLING AND PAVING EXISTING PARKING LOT WITH 22 SPACES SERVING ADJACENT AUTO SERVICE USE.
DATE ACCEPTED:	3/25/2025		
PLANNING AREA:	61		
ELECTION DISTRICT:	01		
POLICE DIVISION:	VI - BELTSVILLE	ZONING	RR                      0.36
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	4932 PRINCE GEORGE'S AVENUE		
CITY:	BELTSVILLE	TOTAL ACRES:	0.36
TAX MAP & GRID:	019 B-1	LOCATED ON:	ON THE NORTHEAST SIDE OF PRINCE GEORGE'S AVENUE, APPROXIMATELY 450 FEET NORTHWEST OF ITS INTERSECTION WITH US 1 (BA
200 SHEET:	214NE05		
LOTS:	1    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	WILLIAM NAHHAS
OUTPARCELS:	0    TOTAL UNITS:	AGENT:	HIJAZI LAW GROUP C/O ABDULAH HIJAZI
	GROSS FLOOR AREA:	OWNER(S):	WILLIAM NAHHAS
		TOWN(S):	



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COUNCILMANIC DISTRICTS      02

CASE NUMBER:	SP-240001	TITLE:	CLEARWOOD - LOTS 1, 2 & OUTLOT A, REQUESTING A MEDICAL CLINIC USE THROUGH SPECIAL PERMIT WHICH IS REQUIRED UNDER DDOZ
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	68		
ELECTION DISTRICT:	16		
POLICE DIVISION:	I     HYATTSVILLE	ZONING	RSF-65            0.27
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	5617 36TH AVENUE		
CITY:	HYATTSVILLE	TOTAL ACRES:	0.27
TAX MAP & GRID:	042 A-4	LOCATED ON:	ON THE EAST SIDE OF 36TH AVENUE, APPROXIMATELY 384 FEET NORTH OF JEFFERSON STREET
200 SHEET:	207NE03		
LOTS:	2   UNITS ATTACHED:		0
OUTLOTS:	1   UNITS DETACHED		0
PARCELS:	0   UNITS MULTIFAMILY	APPLICANT:	SIKANDER AASIM
OUTPARCELS:	0   TOTAL UNITS:	AGENT:	SIKANDER AASIM
	GROSS FLOOR AREA:	OWNER(S):	SIKANDER AASIM
	11,737	TOWN(S):	HYATTSVILLE



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COUNCILMANIC DISTRICTS      05

CASE NUMBER:	SE-25003	TITLE:	901 & 903 CYPRESSTREE DRIVE, ENLARGEMENT OF A PLACE OF WORSHIP FROM 1,337 SQUARE FEET TO 3,919 SQUARE FEET IN THE R-55 ZONE.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	72		
ELECTION DISTRICT:	18		
POLICE DIVISION:	III - LANDOVER	ZONING	RSF-65      0.62
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	901 CYPRESSTREE DRIVE		
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:	0.62
TAX MAP & GRID:	066 B-2	LOCATED ON:	0 FEET FROM THE INTERSECTION BETWEEN K STREET AND CYPRESSTREE DRIVE
200 SHEET:	202NE05		
LOTS:	6    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	PRIMERA IGLESIA ADVENTISTA EBENEZER 1, ATTN: MR. J
OUTPARCELS:	0    TOTAL UNITS:	AGENT:	COLLIERS ENGINEERING & DESIGN
	GROSS FLOOR AREA:	OWNER(S):	PRIMERA IGLESIA ADVENTISTA EBENEZI
		TOWN(S):	CAPITOL HEIGHTS CHEVERLY FAIRMOUNT HEIGHTS SEAT PLEASANT



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**COUNCILMANIC DISTRICTS      05**

<b>CASE NUMBER:</b>	<b>CP-24004</b>	<b>TITLE:</b>	COLMAR MANOR, LOT CONSOLIDATION PLAT REVISION		
<b>DATE ACCEPTED:</b>	3/31/2025				
<b>PLANNING AREA:</b>	68				
<b>ELECTION DISTRICT:</b>	02				
<b>POLICE DIVISION:</b>	I     - HYATTSVILLE	<b>ZONING</b>	NAC	4.05	
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>			
<b>TIER:</b>	DEVELOPED				
<b>STREET ADDRESS:</b>	4101 BLADENSBURG ROAD				
<b>CITY:</b>	BRENTWOOD	<b>TOTAL ACRES:</b>		4.05	
<b>TAX MAP &amp; GRID:</b>	050 B-4	<b>LOCATED ON:</b>	SOUTH OF INTERSECTION AT BLADENSBURG ROAD AND 43RD AVE		
<b>200 SHEET:</b>	205NE03				
<b>LOTS:</b>	2	<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>	EHP C/O THE MICHAEL COMPANIES, INC.		
		<b>AGENT:</b>	HUNTER MICHAEL		
		<b>OWNER(S):</b>	EHP C/O THE MICHAEL COMPANIES, INC.		
		<b>TOWN(S):</b>	COLMAR MANOR		



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**COUNCILMANIC DISTRICTS      06**

<b>CASE NUMBER:</b>	<b>ROSP-4785-09</b>	<b>TITLE:</b>	<b>HARRIS SUNROOM, ENCLOSING A PORCH AND ADDING STAIR TO SINGLE-FAMILY UNIT</b>
<b>DATE ACCEPTED:</b>	3/19/2025		
<b>PLANNING AREA:</b>	71A		
<b>ELECTION DISTRICT:</b>	07		
<b>POLICE DIVISION:</b>	II - BOWIE	<b>ZONING</b>	RE 0.11
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	
<b>TIER:</b>	DEVELOPING		
<b>STREET ADDRESS:</b>	12212 BEECHFIELD DRIVE		
<b>CITY:</b>	BOWIE	<b>TOTAL ACRES:</b>	0.11
<b>TAX MAP &amp; GRID:</b>	053 F-2	<b>LOCATED ON:</b>	LOCATED ALONG THE NORTHSIDE OF BEECHFIELD DRIVE.
<b>200 SHEET:</b>	206NE11		
<b>LOTS:</b>	0	<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>	WHITNEY GISCHEL
		<b>AGENT:</b>	GREAT DAY IMPROVEMENTS
		<b>OWNER(S):</b>	T. MELODY HARRIS
		<b>TOWN(S):</b>	



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**COUNCILMANIC DISTRICTS      07**

<b>CASE NUMBER:</b>	<b>SE-23002</b>	<b>TITLE:</b>	PATEL DEVELOPMENT, 62-SPACE PARKING LOT IN A R-55 ZONE MEANT TO SERVE THE MIXED-USE DEVELOPMENT IN THE M-U-I ZONE		
<b>DATE ACCEPTED:</b>	3/31/2025				
<b>PLANNING AREA:</b>	75A				
<b>ELECTION DISTRICT:</b>	18				
<b>POLICE DIVISION:</b>	VIII - WESTPHALIA	<b>ZONING</b>	CN	0.98	
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>			
<b>TIER:</b>	DEVELOPED				
<b>STREET ADDRESS:</b>	5000 MARLBORO PIKE				
<b>CITY:</b>	CAPITOL HEIGHTS	<b>TOTAL ACRES:</b>		0.98	
<b>TAX MAP &amp; GRID:</b>	072 E-4	<b>LOCATED ON:</b>	300 FT WEST FROM INTERSECTION OF NOVA AVENUE AND MARLBORO PIKE		
<b>200 SHEET:</b>	202SE05				
<b>LOTS:</b>	13	<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>	PATEL ASHVIN		
		<b>AGENT:</b>	ELITE ENGINEERING		
		<b>OWNER(S):</b>	PATEL ASHVIN		
		<b>TOWN(S):</b>	CAPITOL HEIGHTS		



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**COUNCILMANIC DISTRICTS      08**

<b>CASE NUMBER:</b>	<b>SE-4851</b>	<b>TITLE:</b>	MIKE WILLIAM CONGREGATE LIVING, EXISTING ASSISTED/CONGREGATE LIVING		
DATE ACCEPTED:	3/31/2025				
PLANNING AREA:	76B				
ELECTION DISTRICT:	06				
POLICE DIVISION:	IV - OXON HILL	<b>ZONING</b>	RSF-95	0.30	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>			
TIER:	DEVELOPED				
STREET ADDRESS:	6313 JOYCE DRIVE				
CITY:	TEMPLE HILLS	<b>TOTAL ACRES:</b>		0.30	
TAX MAP & GRID:	097 F-4	<b>LOCATED ON:</b>	NORTH SIDE OF JOYCE DRIVE, LOCATED .5 MILES FROM ALLENTOWN ROAD		
200 SHEET:	208SE05				
LOTS:	0	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	<b>APPLICANT:</b> OGU, EUCARIA & IGNATIUS
OUTPARCELS:	0	TOTAL UNITS:		0	<b>AGENT:</b> DC DESIGN GROUP
		GROSS FLOOR AREA:		0	<b>OWNER(S):</b>
					<b>TOWN(S):</b>
<b>CASE NUMBER:</b>	<b>SE-24006</b>	<b>TITLE:</b>	TRANQUILITY RIDGE, CONGREGATE LIVING FACILITY FOR MORE THAN 8 ELDERLY OR PHYSICALLY HANDICAP RESIDENTS (16 OCCUPANTS).		
DATE ACCEPTED:	3/20/2025				
PLANNING AREA:	76B				
ELECTION DISTRICT:	12				
POLICE DIVISION:	IV - OXON HILL	<b>ZONING</b>	RSF-95	3.63	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>			
TIER:	DEVELOPED				
STREET ADDRESS:	5401 TEMPLE HILL ROAD				
CITY:	TEMPLE HILLS	<b>TOTAL ACRES:</b>		3.63	
TAX MAP & GRID:	097 C-2	<b>LOCATED ON:</b>	WEST SIDE OF TEMPLE HILL ROAD, AT THE EASTERN TERMINUS OF GULL ROAD		
200 SHEET:	208SE04				
LOTS:	1	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	<b>APPLICANT:</b> TRANQUILITY RIDGE
OUTPARCELS:	0	TOTAL UNITS:		0	<b>AGENT:</b> MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.
		GROSS FLOOR AREA:		0	<b>OWNER(S):</b> DELORES FLOWERS
					<b>TOWN(S):</b>





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CATEGORY: URBAN DESIGN

COUNCILMANIC DISTRICTS 01

CASE NUMBER:	AC-25001	TITLE:	4932 PRINCE GEORGE'S AVENUE, EXPAND AND FORMALIZE AN EXISTING PARKING LOT SERVING A
DATE ACCEPTED:	3/31/2025		USE IN AN ADJACENT COMMERCIAL ZONE
PLANNING AREA:	61		
ELECTION DISTRICT:	01		
POLICE DIVISION:	VI - BELTSVILLE	ZONING	RR 0.36
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:			
CITY:		TOTAL ACRES:	0.36
TAX MAP & GRID:	019 B-1	LOCATED ON:	ON THE NORTHEAST SIDE OF PRINCE GEORGE'S AVENUE, APPROXIMATELY 450 FEET NORTHWEST
200 SHEET:	214NE05		OF ITS INTERSECTION WITH US 1 (BA
LOTS:	9	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	WILLIAM NAHHAS
		AGENT:	HIJAZI LAW GROUP C/O ABDULAH HIJAZI
		OWNER(S):	WILLIAM NAHHAS
		TOWN(S):	

COUNCILMANIC DISTRICTS      02

CASE NUMBER:	DSP-24007	TITLE:	CLEARWOOD - LOTS 1, 2 & OUTLOT A, REQUESTING A MEDICAL CLINIC USE THROUGH SPECIAL PERMIT WHICH IS REQUIRED UNDER DDOZ		
DATE ACCEPTED:	3/31/2025				
PLANNING AREA:	68				
ELECTION DISTRICT:	16				
POLICE DIVISION:	I     HYATTSVILLE	ZONING	RSF-65	0.27	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	5617 36TH AVENUE				
CITY:	HYATTSVILLE	TOTAL ACRES:		0.27	
TAX MAP & GRID:	042 A-4	LOCATED ON:	ON THE EAST SIDE OF 36TH AVENUE, APPROXIMATELY 384 FEET NORTH OF JEFFERSON STREET		
200 SHEET:	207NE03				
LOTS:	2	UNITS ATTACHED:		0	
OUTLOTS:	1	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		0	
		GROSS FLOOR AREA:		11,737	
		APPLICANT:	SIKANDER AASIM		
		AGENT:	SIKANDER AASIM		
		OWNER(S):	SIKANDER AASIM		
		TOWN(S):	BRENTWOOD		
			COTTAGE CITY		
			EDMONSTON		
			HYATTSVILLE		
			MOUNT RAINIER		
			NORTH BRENTWOOD		
			RIVERDALE PARK		
			UNIVERSITY PARK		



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**COUNCILMANIC DISTRICTS      02**

<b>CASE NUMBER:</b>	<b>AC-25005</b>	<b>TITLE:</b>	CLEARWOOD HEALTH AND WELLNESS CENTER, ALTERNATIVE COMPLIANCE IN CONJUNCTION
<b>DATE ACCEPTED:</b>	3/31/2025		WITH APPLICATIONS FOR A SPECIAL PERMIT (SP-240001) AND DETAILED SITE PLAN (DSP-24007) TO
<b>PLANNING AREA:</b>	68		ESTABLISH A MEDICAL CLINIC IN AN EXISTING BUILDI
<b>ELECTION DISTRICT:</b>	16		
<b>POLICE DIVISION:</b>	I     HYATTSVILLE	<b>ZONING</b>	RSF-65                      0.24
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	
<b>TIER:</b>	DEVELOPED		
<b>STREET ADDRESS:</b>	5617 236TH AVENUE		
<b>CITY:</b>	HYATTSVILLE	<b>TOTAL ACRES:</b>	0.24
<b>TAX MAP &amp; GRID:</b>	042 A-4	<b>LOCATED ON:</b>	EAST SIDE OF 36TH AVENUE APPROXIMATELY 160 FEET SOUTH OF INTERSECTION WITH
<b>200 SHEET:</b>	207SE03		LONGFELLOW STREET
<b>LOTS:</b>	2   UNITS ATTACHED:		
	0   UNITS DETACHED		
<b>OUTLOTS:</b>	0   UNITS DETACHED		
	0   UNITS MULTIFAMILY	<b>APPLICANT:</b>	SIKANDER HAYAT AASIM
<b>PARCELS:</b>	0   UNITS MULTIFAMILY	<b>AGENT:</b>	GIBBS AND HALLER
<b>OUTPARCELS:</b>	0   TOTAL UNITS:	<b>OWNER(S):</b>	SIKANDER HAYAT AASIM
	GROSS FLOOR AREA:	<b>TOWN(S):</b>	HYATTSVILLE
	0		



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COUNCILMANIC DISTRICTS      04

CASE NUMBER:	SDP-8712-07	TITLE:	COLLINGTON CENTER LOT 29 BLOCK B, CONSTRUCTION OF A 25,103-SQUARE-FOOT WAREHOUSE AND OFFICE ADDITION TO THE EXISTING WAREHOUSE FACILITY.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	74A		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II - BOWIE	ZONING	IH 6.08
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	375 PRINCE GEORGES BLVD.		
CITY:	UPPER MARLBORO	TOTAL ACRES:	6.08
TAX MAP & GRID:	077 C-1	LOCATED ON:	LOCATED ALONG THE SOUTH OF PRINCE GEORGE'S BLVD. APPROX. 703 FT AT THE INTERSECTION WITH COMMERCE DRIVE.
200 SHEET:	201SE14		
LOTS:	1 UNITS ATTACHED:		
OUTLOTS:	0 UNITS DETACHED		
PARCELS:	0 UNITS MULTIFAMILY	APPLICANT:	MAVERICK HOLDINGS LLC
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	ATWELL, LLC
	GROSS FLOOR AREA:	OWNER(S):	MAVERICK HOLDINGS LLC
		TOWN(S):	BOWIE
CASE NUMBER:	DSP-23026	TITLE:	OURISMAN OF BOWIE, DEVELOPMENT OF A 20,368 SQUARE-FOOT SALES AND SERVICE AUTOMOTIVE DEALERSHIP.
DATE ACCEPTED:	3/17/2025		
PLANNING AREA:	71B		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II - BOWIE	ZONING	CS 6.29
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	2550 NW ROBERT CRAIN HIGHWAY		
CITY:	BOWIE	TOTAL ACRES:	6.29
TAX MAP & GRID:	063 D-2	LOCATED ON:	ON THE WEST OF MD 301 (ROBERT CRAIN HIGHWAY), APPROXIMATELY 412 FEET SOUTH OF MOUNT OAK ROAD
200 SHEET:	204NE14		
LOTS:	1 UNITS ATTACHED:		
OUTLOTS:	0 UNITS DETACHED		
PARCELS:	0 UNITS MULTIFAMILY	APPLICANT:	AMMON HEISLER SACHS ARCHITECTS, PC
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	BOHLER ENGINEERING
	GROSS FLOOR AREA:	OWNER(S):	ROWHIT BOWIE LLC
		TOWN(S):	BOWIE



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COUNCILMANIC DISTRICTS      04

CASE NUMBER:	DSP-19023-05	TITLE:	SOUTH LAKE PARTNERS LLC, REVISION TO PARCEL Y, PARCEL Z, AND PROPOSED LOTS 38-43 TO MATCH CONSTRUCTED UNITS.
DATE ACCEPTED:	3/18/2025		
PLANNING AREA:	74A		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II    - BOWIE	ZONING	LCD                      282.97
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:			
CITY:		TOTAL ACRES:	282.97
TAX MAP & GRID:	070 C-3	LOCATED ON:	SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 214 AND US 301
200 SHEET:	201NE14		
LOTS:	0    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	SOUTH LAKE PARTNERS LLC
OUTPARCELS:	0    TOTAL UNITS:	AGENT:	ATWELL, LLC
	GROSS FLOOR AREA:	OWNER(S):	SOUTH LAKE PARTNERS LLC
		TOWN(S):	BOWIE
CASE NUMBER:	DSP-18034-03	TITLE:	MELFORD TOWNS, THIS APPLICATION IS INTENDED TO REPLACE A PROPOSED MULTI-FAMILY BUILDING, ADJACENT SURFACE PARKING AREA, AND OPEN SPACE AREA WITH 28 NEW TOWNHOME UNITS & ASSOCIATED INFRASTRUCTURE
DATE ACCEPTED:	3/25/2025		
PLANNING AREA:	71B		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II    - BOWIE	ZONING	TAC-e                      2.57
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:			
CITY:		TOTAL ACRES:	2.57
TAX MAP & GRID:	047 F-3	LOCATED ON:	SOUTHWEST QUADRANT OF THE INTERSECTION CURIE DRIVE AND LAKE MELFORD AVE
200 SHEET:	207NE15		
LOTS:	0    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	SAINT JOHN PROPERTIES, INC.
OUTPARCELS:	0    TOTAL UNITS:	AGENT:	DEWBERRY ENGINEERS INC.
	GROSS FLOOR AREA:	OWNER(S):	MARYLAND SCIENCE & TECH CNT II LLC
		TOWN(S):	BOWIE



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**COUNCILMANIC DISTRICTS      05**

<b>CASE NUMBER:</b>	<b>DSP-22020-01</b>	<b>TITLE:</b>	BRIGHTSEAT INDUSTRIAL PARCEL 1, AMENDMENT TO REDUCE THE FOOTPRINT OF THE WAREHOUSE BUILDING FROM 152,080 SQUARE FEET TO 119,785 SQUARE FEET, AND ADJUSTING PARKING, LOADING AND LANDSCAPE PLAN ACCORDINGLY.
<b>DATE ACCEPTED:</b>	3/24/2025		
<b>PLANNING AREA:</b>	72		
<b>ELECTION DISTRICT:</b>	13		
<b>POLICE DIVISION:</b>	III - LANDOVER	<b>ZONING</b>	IE 12.04
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	
<b>TIER:</b>	DEVELOPED		
<b>STREET ADDRESS:</b>	1651 BRIGHTSEAT ROAD		
<b>CITY:</b>	HYATTSVILLE	<b>TOTAL ACRES:</b>	12.04
<b>TAX MAP &amp; GRID:</b>	067 D-1	<b>LOCATED ON:</b>	LOCATED ON THE EAST SIDE OF BRIGHTSEAT ROAD APPROXIMATELY 458 FEET NORTH OF ITS INTERSECTION WITH BISHOP PEBBLES DRIVE
<b>200 SHEET:</b>	202NE08		
<b>LOTS:</b>	0	<b>UNITS ATTACHED:</b>	0
<b>OUTLOTS:</b>	0	<b>UNITS DETACHED</b>	0
<b>PARCELS:</b>	1	<b>UNITS MULTIFAMILY</b>	0
<b>OUTPARCELS:</b>	0	<b>TOTAL UNITS:</b>	0
		<b>GROSS FLOOR AREA:</b>	0
		<b>APPLICANT:</b>	PYRITE CONTRACTORS INC.
		<b>AGENT:</b>	ATWELL, LLC
		<b>OWNER(S):</b>	JFC INTERNATIONAL INC.
		<b>TOWN(S):</b>	



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COUNCILMANIC DISTRICTS      05

CASE NUMBER:	AC-25002	TITLE:	901 & 903 CYPRESSTREE DRIVE, THE EXISTING CHURCH BUILDING WILL BE RAZED, A NEW BUILDING ADDITION CONSISTING OF APPROX 3,095.67 SQFT, EXPANDED PARKING COMPOUND
DATE ACCEPTED:	3/25/2025		
PLANNING AREA:	72		
ELECTION DISTRICT:	18		
POLICE DIVISION:	III - LANDOVER	ZONING	RSF-65      0.62
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	901 CYPRESSTREE DRIVE		
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:	0.62
TAX MAP & GRID:	066 B-2	LOCATED ON:	0 FEET FROM THE INTERSECTION BETWEEN K STREET AND CYPRESSTREE DRIVE
200 SHEET:	202NE05		
LOTS:	6    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY	APPLICANT:	PRIMERA IGLESIA ADVENTISTA EBENEZER 1, ATTN: MR. J
OUTPARCELS:	0    TOTAL UNITS:	AGENT:	COLLIERS ENGINEERING & DESIGN
	GROSS FLOOR AREA:	OWNER(S):	PRIMERA IGLESIA ADVENTISTA EBENEZI
		TOWN(S):	CAPITOL HEIGHTS CHEVERLY FAIRMOUNT HEIGHTS SEAT PLEASANT



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COUNCILMANIC DISTRICTS 06

CASE NUMBER:	SDP-9606-H8	TITLE:	MARLEIGH, LOT 14 BLOCK E, HOMEOWNER MINOR AMENDMENT FOR DECK
DATE ACCEPTED:	3/5/2025		
PLANNING AREA:	71A		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II - BOWIE	ZONING	LCD 0.48
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	4307 HAMPTON LANE		
CITY:	BOWIE	TOTAL ACRES:	0.48
TAX MAP & GRID:	054 A-1	LOCATED ON:	LOCATED ON THE EAST SIDE OF HAMPTON LANE, APPROXIMATELY 247 FEET SOUTH OF ITS INTERSECTION WITH MARLEIGH DRIVE
200 SHEET:	206NE10		
LOTS:	1 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY	APPLICANT:	FELICIA HAWKINS
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	FELICIA HAWKINS
	GROSS FLOOR AREA:	OWNER(S):	FELICIA HAWKINS REVOCABLE TRUST
		TOWN(S):	
CASE NUMBER:	SDP-2101-02	TITLE:	LOCUST HILL (UMBRELLA ARCHITECTURE), ADDITION OF SINGLE FAMILY DETACHED HOME ARCHITECTURE AND UPDATES TO OTHER SDP PLAN SHEETS
DATE ACCEPTED:	3/10/2025		
PLANNING AREA:	79		
ELECTION DISTRICT:	03		
POLICE DIVISION:	II - BOWIE	ZONING	LCD 505.81
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	14721 OAK GROVE ROAD		
CITY:	UPPER MARLBORO	TOTAL ACRES:	505.81
TAX MAP & GRID:	076 E-4	LOCATED ON:	EAST SIDE INTERSECTION OF CHURCH ROAD SOUTH AND OAK GROVE ROAD.
200 SHEET:	202SE12		
LOTS:	0 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY	APPLICANT:	WBLH, LLC
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	ESE CONSULTANTS, INC.
	GROSS FLOOR AREA:	OWNER(S):	WBLH, LLC
		TOWN(S):	





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COUNCILMANIC DISTRICTS      06

CASE NUMBER:	SDP-0415-H1	TITLE:	BEECH TREE NORTH VILLAGE, LOT 55 BLOCK B, BUILD A 13 X 12 PATIO COVER WITH AN ARCHITECTURAL SHINGLED ROOF GROUND LEVEL IN THE REAR OF THE HOME
DATE ACCEPTED:	3/6/2025		
PLANNING AREA:	79		
ELECTION DISTRICT:	03		
POLICE DIVISION:	II    - BOWIE	ZONING	LCD                      0.02
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	1807 FITTLEWORTH TERR		
CITY:	UPPER MARLBORO	TOTAL ACRES:	0.02
TAX MAP & GRID:	085 A-1	LOCATED ON:	LOCATED ON THE SOUTH SIDE OF FITTLEWORTH TERRACE, APPROXIMATELY 90 FEET EAST OF ITS CUL-DE-SAC
200 SHEET:	203SE13		
LOTS:	1    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY		0
OUTPARCELS:	0    TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	JOSEPH CHANDLER
		AGENT:	JOSEPH CHANDLER
		OWNER(S):	LEO NWADBIA
		TOWN(S):	UPPER MARLBORO
CASE NUMBER:	CSP-25001	TITLE:	BROADWATER, PROPOSED MIXED-USE DEVELOPMENT WITH APPROX. 175 SINGLE FAMILY DETACHED AND ATTACHED LOTS AND A 10,000 SF COMMERCIAL BUILDING.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	79		
ELECTION DISTRICT:	03		
POLICE DIVISION:	II    - BOWIE	ZONING	RMF-48                  71.80
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	4203 SW ROBERT CRAIN HIGHWAY		
CITY:	UPPER MARLBORO	TOTAL ACRES:	71.80
TAX MAP & GRID:	093 B-3	LOCATED ON:	WEST SIDE OF U.S. 301 (ROBERT S. CRAIN HIGHWAY) APPROXIMATELY 517 FEET NORTH OF ITS INTERSECTION WITH PEERLESS AVENUE
200 SHEET:	206SE13		
LOTS:	175    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY		0
OUTPARCELS:	0    TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	ST. JOHN PROPERTIES, INC.
		AGENT:	DEWBERRY
		OWNER(S):	TOMMIE BROADWATER
		TOWN(S):	



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COUNCILMANIC DISTRICTS      06

CASE NUMBER:	CSP-07002-01	TITLE:	SANSBURY CROSSING, AMENDMENT TO THE APPROVED CSP TO REMOVE CONDITION 15 AND REVISE
DATE ACCEPTED:	3/31/2025		CONDITION 5(D) REGARDING DRIVE-THROUGH FACILITIES.
PLANNING AREA:	78		
ELECTION DISTRICT:	15		
POLICE DIVISION:	II - BOWIE	ZONING	RMF-48      4.41
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	1700 SANSBURY ROAD		
CITY:	UPPER MARLBORO	TOTAL ACRES:	4.41
TAX MAP & GRID:	074 F-4	LOCATED ON:	SOUTHEAST QUADRANT OF THE INTERSECTION OF SANSBURY ROAD AND RITCHIE MARLBORO ROAD
200 SHEET:	203SE09		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	PB&J LLC
		AGENT:	CAPITOL DEVELOPMENT DESIGN, INC.
		OWNER(S):	PB&J LLC
		TOWN(S):	



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COUNCILMANIC DISTRICTS      07

CASE NUMBER:	DSP-25007	TITLE:	WALKER MILL BUSINESS PARK LOT 15 BLOCK B, REAPPROVAL OF DSP WITH MINOR CHANGES TO THE SITE PLAN INCLUDING REVISIONS TO PARKING, LOADING AREAS, AND LANDSCAPE DESIGN.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	75B		
ELECTION DISTRICT:	18		
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	IE                      1.73
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	1611 ROCHELL AVE.		
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:	1.73
TAX MAP & GRID:	081 C-1	LOCATED ON:	SOUTHWEST QUADRANT OF THE INTERSECTION OF ROCHELL AVENUE AND HAZELWOOD DRIVE
200 SHEET:	203SE06		
LOTS:	1    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY		0
OUTPARCELS:	0    TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	A AND A ROCHELL LLC
		AGENT:	ATWELL, LLC
		OWNER(S):	A AND A ROCHELL LLC
		TOWN(S):	CAPITOL HEIGHTS
CASE NUMBER:	DSP-23018	TITLE:	ROYAL USA TOURS, DEVELOPMENT OF A 12,795-SQUARE-FOOT BUS MAINTENANCE AND OPERATION FACILITY
DATE ACCEPTED:	3/24/2025		
PLANNING AREA:	75B		
ELECTION DISTRICT:	18		
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	IE                      1.17
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	1600 HAZELWOOD DRIVE		
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:	1.17
TAX MAP & GRID:	073 C-4	LOCATED ON:	ON THE NORTHEAST SIDE OF HAZELWOOD DRIVE AT ITS INTERSECTION WITH WALKER MILL ROAD
200 SHEET:	202SE06		
LOTS:	0    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY		0
OUTPARCELS:	0    TOTAL UNITS:		0
	GROSS FLOOR AREA:		12,795
		APPLICANT:	ROYAL USA TOURS AND TRANSPORTATION, INC.
		AGENT:	HIJAZI, ZASLOW & CARROLL, P.A.
		OWNER(S):	ROYAL USA TOURS AND TRANSPORTATI
		TOWN(S):	CAPITOL HEIGHTS
			DISTRICT HEIGHTS



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COUNCILMANIC DISTRICTS      07

CASE NUMBER:	AC-25003	TITLE:	ROYAL USA TOURS, ALTERNATIVE COMPLIANCE APPLICATION ASSOCIATED WITH DSP-23018		
DATE ACCEPTED:	3/31/2025				
PLANNING AREA:	75B				
ELECTION DISTRICT:	18				
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	IE	1.17	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	1600 HAZELWOOD DRIVE				
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:		1.17	
TAX MAP & GRID:	073 C-4	LOCATED ON:	ON THE EAST SIDE OF HAZELWOOD DRIVE, APPROXIMATELY 563 FEET NORTH OF ROCHELLE DRIVE		
200 SHEET:	202SE06				
LOTS:	18	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		0	
		GROSS FLOOR AREA:		0	
		APPLICANT:	HAZEM EL SAMAHY		
		AGENT:	HIJAZI LAW GROUP		
		OWNER(S):	HAZEM EL SAMAHY		
		TOWN(S):	CAPITOL HEIGHTS		



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COUNCILMANIC DISTRICTS      08

CASE NUMBER:	DSP-24012	TITLE:	NATIONAL VIEW - PHASE 1, THE PROPOSED APPLICATION IS FOR A DETAILED SITE FOR PHASE 1 OF A MIXED-USE DEVELOPMENT CONSISTING OF RESIDENTIAL AND RETAIL/COMMERCIAL USES.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	76A		
ELECTION DISTRICT:	12		
POLICE DIVISION:	IV - OXON HILL	ZONING	RMF-48      20.12
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:			
CITY:		TOTAL ACRES:	20.12
TAX MAP & GRID:	095 F-4	LOCATED ON:	LOCATED ON THE NORTH SIDE OF THE CAPITAL BELTWAY (I-95/I-495) AT ITS INTERCHANGE WITH INDIAN HEAD HIGHWAY (MD-210)
200 SHEET:	208SE01		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
	GROSS FLOOR AREA:		0
		APPLICANT:	HARBOR VIEW DEVELOPMENT LLC C/O RASHID SALEM
		AGENT:	BOHLER ENGINEERING / CHRISTOPHER RIZZI, PLA
		OWNER(S):	HARBOR VIEW DEVELOPMENT LLC C/O R
		TOWN(S):	FOREST HEIGHTS
CASE NUMBER:	AC-25004	TITLE:	NATIONAL VIEW, MIXED-USE DEVELOPMENT CONSISTING OF UP TO 1,870 MULTI-FAMILY DWELLINGS, AND UP TO 289,000 SF OF COMMERCIAL/RETAIL, AND OFFICE SPACE.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	76A		
ELECTION DISTRICT:	12		
POLICE DIVISION:	IV - OXON HILL	ZONING	RMF-48      20.09
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	6411 OXON HILL		
CITY:	FOREST HEIGHTS	TOTAL ACRES:	0.00
TAX MAP & GRID:	095 F-3	LOCATED ON:	APPROXIMATELY 1,000 FEET NORTH OF THE CAPITAL BELTWAY BETWEEN THE WILSON BRIDGE AND INDIAN HEAD HIGHWAY
200 SHEET:	208SE01		
LOTS:	1	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
	GROSS FLOOR AREA:		0
		APPLICANT:	HARBOR VIEW DEVELOPMENT, LLC
		AGENT:	BOHLER ENGINEERING
		OWNER(S):	HARBOR VIEW DEVELOPMENT, LLC
		TOWN(S):	FOREST HEIGHTS



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COUNCILMANIC DISTRICTS      09

CASE NUMBER:	SDP-9037-H9	TITLE:	SUMMIT CREEK, LOT 2 BLOCK HH, HOMEOWNER MINOR AMENDMENT TO BUILD A FAMILY ROOM
DATE ACCEPTED:	3/12/2025		16'X13.10'
PLANNING AREA:	81A		
ELECTION DISTRICT:	09		
POLICE DIVISION:	V    CLINTON	ZONING	LCD            0.19
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	10105 GOLDFINCH COURT		
CITY:	CLINTON	TOTAL ACRES:	0.19
TAX MAP & GRID:	125 D-2	LOCATED ON:	10105 GOLDFINCH COURT
200 SHEET:	213SE06		
LOTS:	1    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY		0
OUTPARCELS:	0    TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	JAMES TISDALE
		AGENT:	DAVID BEJARANO
		OWNER(S):	JAMES TISDALE
		TOWN(S):	LAUREL
CASE NUMBER:	SDP-1701-H15	TITLE:	TIMOTHY BRANCH, LOT 31 BLOCK B, HOMEOWNER MINOR AMENDMENT TO SDP-1701 FOR A
DATE ACCEPTED:	3/28/2025		COVERED DECK PER PERMIT RES-05488-2024-RADDING A GABLE ROOF OVER AN EXISTING DECK
PLANNING AREA:	85A		
ELECTION DISTRICT:	11		
POLICE DIVISION:	V    CLINTON	ZONING	LCD            0.13
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	8406 RED CLAY COURT		
CITY:	BRANDYWINE	TOTAL ACRES:	0.13
TAX MAP & GRID:	145 B-4	LOCATED ON:	LOCATED ON THE NORTH SIDE OF RED CLAY COURT, APPROXIMATELY 218 FEET EAST OF ITS
200 SHEET:	218SE08		INTERSECTION WITH HERRING RUN COURT
LOTS:	1    UNITS ATTACHED:		0
OUTLOTS:	0    UNITS DETACHED		0
PARCELS:	0    UNITS MULTIFAMILY		0
OUTPARCELS:	0    TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	MG LUXURY DECKS & FENCE LLC
		AGENT:	BALLERIA ELIGIO
		OWNER(S):	TAMARA MCCRAE
		TOWN(S):	



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COUNCILMANIC DISTRICTS      09

CASE NUMBER:	SDP-1701-H14	TITLE:	TIMOTHY BRANCH, LOT 27 BLOCK B, BUILD ATTACHED COVERED PORCH/ DECK ACCORDING TO BUILDING CODES AND SUBDIVISION REGULATIONS	
DATE ACCEPTED:	3/31/2025			
PLANNING AREA:	85A			
ELECTION DISTRICT:	11			
POLICE DIVISION:	V    CLINTON	ZONING	LCD	0.14
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPED			
STREET ADDRESS:	14206 HERRING RUN COURT			
CITY:	BRANDYWINE	TOTAL ACRES:		0.14
TAX MAP & GRID:	145 B-4	LOCATED ON:	ON THE EAST SIDE OF HERRING RUN, APPROXIMATELY 53 FEET NORTH OF RED CLAY COURT.	
200 SHEET:	218SE08			
LOTS:	1	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED		0
PARCELS:	0	UNITS MULTIFAMILY		0
OUTPARCELS:	0	TOTAL UNITS:		0
	GROSS FLOOR AREA:			0
		APPLICANT:	ANDREW QUALLIS	
		AGENT:	ANDREW QUALLIS	
		OWNER(S):	WENDELL WALKER	
		TOWN(S):		
CASE NUMBER:	SDP-1701-H13	TITLE:	TIMOTHY BRANCH, LOT 30 BLOCK B, HOMEOWNER MINOR AMENDMENT TO CONSTRUCT A 12-FOOT BY 18-FOOT COVERED AND SCREENED DECK AT THE REAR OF HOME.	
DATE ACCEPTED:	3/11/2025			
PLANNING AREA:	85A			
ELECTION DISTRICT:	11			
POLICE DIVISION:	V    CLINTON	ZONING	LCD	0.13
GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREA	with ACREAGE:		
TIER:	DEVELOPED			
STREET ADDRESS:	8404 RED CLAY COURT			
CITY:	BRANDYWINE	TOTAL ACRES:		0.13
TAX MAP & GRID:	145 B-4	LOCATED ON:	LOCATED ON THE NORTH SIDE OF RED CLAY COURT APPROXIMATELY 166 FEET EAST OF ITS INTERSECTION WITH HERRING RUN COURT	
200 SHEET:	218SE08			
LOTS:	1	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED		0
PARCELS:	0	UNITS MULTIFAMILY		0
OUTPARCELS:	0	TOTAL UNITS:		0
	GROSS FLOOR AREA:			0
		APPLICANT:	DESIGN EVOLUTION ARCHITECTURE, LLC	
		AGENT:	DESIGN EVOLUTION ARCHITECTURE,LLC	
		OWNER(S):	FLORMARIA MORENO	
		TOWN(S):		



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COUNCILMANIC DISTRICTS      09

CASE NUMBER:	CSP-24002	TITLE:	8808 OLD BRANCH AVENUE, DEVELOPMENT OF 45-55 SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS, WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS.
DATE ACCEPTED:	3/10/2025		
PLANNING AREA:	81A		
ELECTION DISTRICT:	09		
POLICE DIVISION:	V - CLINTON	ZONING	RMF-48      5.78
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	8808 OLD BRANCH AVENUE		
CITY:	CLINTON	TOTAL ACRES:	5.78
TAX MAP & GRID:	116 C-2	LOCATED ON:	EAST SIDE OF OLD BRANCH AVENUE, APPROXIMATELY 1,150 FEET NORTH OF ITS INTERSECTION WITH WOODYARD ROAD.
200 SHEET:	212SE06		
LOTS:	0 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY		0
OUTPARCELS:	0 TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	D.R. HORTON, INC.
		AGENT:	MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.
		OWNER(S):	THOMAS V. M. JR. AND PATRICIA L. MILL
		TOWN(S):	
CASE NUMBER:	AC-25007	TITLE:	STEPHENS CROSSING AT BRANDYWINE, SINGLE-FAMILY ATTACHED RESIDENTIAL -- ALTERNATIVE COMPLIANCE FOR LANDSCAPE MANUAL SECTION 4.6 (C) (1) (A) (II) RESIDENTIAL DEVELOPMENT REAR YARDS ORIENTED TOWARD STREET
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	85A		
ELECTION DISTRICT:	11		
POLICE DIVISION:	V - CLINTON	ZONING	RMF-48      89.50
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:			
CITY:		TOTAL ACRES:	89.50
TAX MAP & GRID:	145 B-3	LOCATED ON:	US ROUTE 301 / BRANDYWINE ROAD / MISSOURI AVENUE
200 SHEET:	218SE08		
LOTS:	3 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY		0
OUTPARCELS:	0 TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	ESC STEPHENS L.C.
		AGENT:	JUDE BURKE
		OWNER(S):	ESC STEPHENS L.C.
		TOWN(S):	





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MNCPPC

CATEGORY: SUB DIVISION

COUNCILMANIC DISTRICTS 01

CASE NUMBER:	4-24037	TITLE:	14400 SWEITZER LANE, TWO PARCELS FOR 163,613 SQUARE FEET OF COMMERCIAL USE AND 33,500
DATE ACCEPTED:	3/24/2025		SQUARE
PLANNING AREA:	60		FEET OF INSTITUTIONAL USE, INCLUDING 128,113 SQUARE FEET OF EXISTING
ELECTION DISTRICT:	10		DEVELOPMENT.
POLICE DIVISION:	VI - BELTSVILLE	ZONING	IE 9.15
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	14400 SWEITZER LANE		
CITY:	LAUREL	TOTAL ACRES:	9.15
TAX MAP & GRID:	185 C-4	LOCATED ON:	14400 SWEITZER
200 SHEET:	219NE06		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	LORD CHARTER SIX
		AGENT:	DEWBERRY ENGINEERS INC
		OWNER(S):	LORD CHARTER SIX, LLC
		TOWN(S):	



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**COUNCILMANIC DISTRICTS      01**

<b>CASE NUMBER:</b>	<b>4-24012</b>	<b>TITLE:</b>	STERLING CARE HILLHAVEN, 1 PARCEL FOR 118,027 SQUARE FEET OF INSTITUTIONAL DEVELOPMENT, OF WHICH 94,282 SQUARE FEET IS EXISTING.		
<b>DATE ACCEPTED:</b>	3/24/2025				
<b>PLANNING AREA:</b>	61				
<b>ELECTION DISTRICT:</b>	01				
<b>POLICE DIVISION:</b>	VI - BELTSVILLE	<b>ZONING</b>	RR	8.34	
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>			
<b>TIER:</b>	DEVELOPED				
<b>STREET ADDRESS:</b>	3210 POWDER MILL ROAD				
<b>CITY:</b>	ADELPHI	<b>TOTAL ACRES:</b>	8.34		
<b>TAX MAP &amp; GRID:</b>	018 A-2	<b>LOCATED ON:</b>	W SIDE OF POWDER MILL RD APPROX. 200 FEET SOUTH OF ITS INTERSECTION WITH PLEASANT ACRES DRIVE		
<b>200 SHEET:</b>	214NE03				
<b>LOTS:</b>	0	<b>UNITS ATTACHED:</b>	0		
<b>OUTLOTS:</b>	0	<b>UNITS DETACHED</b>	0		
<b>PARCELS:</b>	1	<b>UNITS MULTIFAMILY</b>	0	<b>APPLICANT:</b>	HILLHAVEN SNF REALTY, LLC
<b>OUTPARCELS:</b>	0	<b>TOTAL UNITS:</b>	0	<b>AGENT:</b>	AMT ENGINEERING
		<b>GROSS FLOOR AREA:</b>	118,027	<b>OWNER(S):</b>	HILLHAVEN SNF REALTY, LLC
				<b>TOWN(S):</b>	



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COUNCILMANIC DISTRICTS      02

CASE NUMBER:	4-25007	TITLE:	SAINT JEROME ACADEMY, 1 PARCEL FOR INSTITUTIONAL DEVELOPMENT
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	68		
ELECTION DISTRICT:	16		
POLICE DIVISION:	I     HYATTSVILLE	ZONING	RSF-65            2.46
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	5300 43RD AVENUE		
CITY:	HYATTSVILLE	TOTAL ACRES:	2.46
TAX MAP & GRID:	050 C-1	LOCATED ON:	NORTH SIDE OF GALLATIN STREET, BETWEEN 42ND PLACE AND 43RD AVENUE
200 SHEET:	206NE04		
LOTS:	0   UNITS ATTACHED:		
	0		
OUTLOTS:	0   UNITS DETACHED		
	0		
PARCELS:	0   UNITS MULTIFAMILY	APPLICANT:	SAINT JEROME ACADEMY
	0	AGENT:	MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.
OUTPARCELS:	0   TOTAL UNITS:	OWNER(S):	SAINT JEROME CATHOLIC CHURCH HYA'
	0	TOWN(S):	HYATTSVILLE
	GROSS FLOOR AREA:		
	0		
CASE NUMBER:	4-24036	TITLE:	MT. HERMON LODGE - LOT 16, PPS TO ACCOMMODATE THE DEVELOPMENT OF APPROXIMATELY 5
DATE ACCEPTED:	3/24/2025		SINGLE-FAMILY ATTACHED RESIDENTIAL PURSUANT TO THE PRIOR SUBDIVISION REGULATIONS
PLANNING AREA:	68		AND PRIOR ZONING ORDINANCE IN ACCORDANCE
ELECTION DISTRICT:	16		
POLICE DIVISION:	I     HYATTSVILLE	ZONING	RSF-65            0.15
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	4210 FARRAGUT STREET		
CITY:	HYATTSVILLE	TOTAL ACRES:	0.15
TAX MAP & GRID:	050 B-1	LOCATED ON:	NORTH SIDE OF FARRAGUT STREET AT THE NORTH WEST QUADRANT OF THE INTERSECTION OF
200 SHEET:	206NE04		FARRAGUT STREET AND 43RD AVENUE
LOTS:	0   UNITS ATTACHED:		
	0		
OUTLOTS:	0   UNITS DETACHED		
	0		
PARCELS:	0   UNITS MULTIFAMILY	APPLICANT:	MT. HERMON LODGE PRESERVATION PROJECT, LLC
	0	AGENT:	MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.
OUTPARCELS:	0   TOTAL UNITS:	OWNER(S):	ONE SEVENTY NINE TEMPLE HOLDING C
	0	TOWN(S):	HYATTSVILLE
	GROSS FLOOR AREA:		
	0		



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COUNCILMANIC DISTRICTS 02

CASE NUMBER:	4-24033	TITLE:	MT. HERMON LODGE, 1 PARCEL FOR MIXED-USE DEVELOPMENT INCLUDING 8 MULTIFAMILY DWELLING UNITS AND 1,700 SQUARE FEET OF COMMERCIAL USE.
DATE ACCEPTED:	3/24/2025		
PLANNING AREA:	68		
ELECTION DISTRICT:	16		
POLICE DIVISION:	I - HYATTSVILLE	ZONING	NAC 0.29
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	4207 GALLATIN STREET		
CITY:	HYATTSVILLE	TOTAL ACRES:	0.29
TAX MAP & GRID:	050 B-1	LOCATED ON:	SOUTH SIDE OF GALLATIN AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF GALLATIN AND 43RD AVE
200 SHEET:	206NE04		
LOTS:	0 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	1 UNITS MULTIFAMILY	APPLICANT:	MT. MERMON LODGE PRESERVATION PROJECT, LLC
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.
	GROSS FLOOR AREA:	OWNER(S):	ONE SEVENTY NINE TEMPLE HOLDING C
		TOWN(S):	BLADENSBURG BRENTWOOD COLMAR MANOR COTTAGE CITY EDMONSTON HYATTSVILLE NORTH BRENTWOOD RIVERDALE PARK UNIVERSITY PARK



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COUNCILMANIC DISTRICTS      03

CASE NUMBER:	4-24020	TITLE:	WELLS PARKWAY SUBDIVISION, TWO LOTS FOR SINGLE-FAMILY DETACHED DWELLING UNITS		
DATE ACCEPTED:	3/10/2025				
PLANNING AREA:	66				
ELECTION DISTRICT:	21				
POLICE DIVISION:	I     HYATTSVILLE	ZONING	RSF-65	0.75	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	6911 WELLS PARKWAY				
CITY:	HYATTSVILLE	TOTAL ACRES:		0.75	
TAX MAP & GRID:	033 B-4	LOCATED ON:	NW QUADRANT BETWEEN ADELPHI ROAD AND US RTE 1 AT THE INTERSECTION OF WELLS PARKWAY AND EVERSFIELD DRIVE		
200 SHEET:	208NE03				
LOTS:	2	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		2	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		2	
		GROSS FLOOR AREA:		0	
		APPLICANT:	KAYLEIGH KULP		
		AGENT:	MILLENNIUM ENGINEERING, LLC		
		OWNER(S):	WELLS PARKWAY LLC		
		TOWN(S):	BERWYN HEIGHTS		



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COUNCILMANIC DISTRICTS      04

CASE NUMBER:	5-25036	TITLE:	GLENN DALE HEIGHTS, LOT CONSOLIDATION PLAT LOTS 39, BLOCK 40
DATE ACCEPTED:	3/24/2025		
PLANNING AREA:	70		
ELECTION DISTRICT:	20		
POLICE DIVISION:	II - BOWIE	ZONING	RR 0.24
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	9911 REDSTONE AVENUE		
CITY:	GLENN DALE	TOTAL ACRES:	0.24
TAX MAP & GRID:	045 B-1	LOCATED ON:	9911 REDSTONE AVE
200 SHEET:	208NE10		
LOTS:	1 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY	APPLICANT:	JOHN P AND JUNE HILLEGAS
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	SURVEY'S, INC.
	GROSS FLOOR AREA:	OWNER(S):	JOHN P AND JUNE HILLEGAS
		TOWN(S):	
CASE NUMBER:	4-24006	TITLE:	OURISMAN MITSUBISHI AT BOWIE, 2 PARCELS FOR 30,654 SQUARE FEET OF COMMERCIAL DEVELOPMENT
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	71B		
ELECTION DISTRICT:	07		
POLICE DIVISION:	II - BOWIE	ZONING	CS 3.51
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	2501 NW ROBERT CRAIN HIGHWAY		
CITY:	BOWIE	TOTAL ACRES:	3.51
TAX MAP & GRID:	063 E-2	LOCATED ON:	CRAIN HIGHWAY AND MITCHELLVILLE ROAD
200 SHEET:	204NE14		
LOTS:	116 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY	APPLICANT:	WHITRO BOWIE I, LLC
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	BOHLER ENGINEERING
	GROSS FLOOR AREA:	OWNER(S):	WHITRO BOWIE I, LLC
		TOWN(S):	BOWIE



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COUNCILMANIC DISTRICTS 05

CASE NUMBER:	5-25023	TITLE:	GOODMAN HEIGHTS, PLAT OF CORRECTION
DATE ACCEPTED:	3/19/2025		
PLANNING AREA:	70		
ELECTION DISTRICT:	20		
POLICE DIVISION:	II - BOWIE	ZONING	RSF-65 0.33
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	9206 CRANDALL ROAD		
CITY:	LANHAM	TOTAL ACRES:	0.33
TAX MAP & GRID:	044 D-4	LOCATED ON:	NORTH SIDE OF CRANDALL ROAD APPROXIMATELY 350 FEET EAST OF GLADYS COURT AND 800 FEET WEST OF MARGIE COURT
200 SHEET:	206NE08		
LOTS:	2 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY		0
OUTPARCELS:	0 TOTAL UNITS:	APPLICANT:	LAH GOODMAN, LLC
	GROSS FLOOR AREA:	AGENT:	COLLIERS ENGINEERING
	0	OWNER(S):	
		TOWN(S):	
CASE NUMBER:	5-24119	TITLE:	HILLWOOD PLAZA, LOT LINE ADJUSTMENT, PARCEL D AND E
DATE ACCEPTED:	3/19/2025		
PLANNING AREA:	72		
ELECTION DISTRICT:	13		
POLICE DIVISION:	III - LANDOVER	ZONING	CGO 26.17
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	7500 CENTRAL AVENUE		
CITY:	HYATTSVILLE	TOTAL ACRES:	26.17
TAX MAP & GRID:	066 F-4	LOCATED ON:	AT INTERSECTION OF CENTRAL AVENUE (RT. 214) AND HILL ROAD
200 SHEET:	204SE07		
LOTS:	0 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	2 UNITS MULTIFAMILY		0
OUTPARCELS:	0 TOTAL UNITS:	APPLICANT:	MORGAN STATION, LLC
	GROSS FLOOR AREA:	AGENT:	DAVE HARMAN
	0	OWNER(S):	
		TOWN(S):	SEAT PLEASANT



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COUNCILMANIC DISTRICTS 05

CASE NUMBER:	5-24002	TITLE:	FIRST BAPTIST CHURCH OF HIGHLAND PARK, SUBDIVISION PLAT, PARCEL E
DATE ACCEPTED:	3/17/2025		
PLANNING AREA:	76B		
ELECTION DISTRICT:	13		
POLICE DIVISION:	III - LANDOVER	ZONING	RSF-95 18.69
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	6801 SHERIFF ROAD		
CITY:	LANDOVER	TOTAL ACRES:	18.69
TAX MAP & GRID:	059 E-4	LOCATED ON:	LOCATED ON THE EAST SIDE OF ALLENTOWN ROAD, APPROXIMATELY 1,300 FEET SOUTH OF ITS INTERSECTION WITH TUCKER ROAD
200 SHEET:	202NE06		
LOTS:	0 UNITS ATTACHED:		
OUTLOTS:	0 UNITS DETACHED		
PARCELS:	1 UNITS MULTIFAMILY	APPLICANT:	ICIVIL INC
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	JAMES FLEMING
	GROSS FLOOR AREA:	OWNER(S):	
	0	TOWN(S):	SEAT PLEASANT
CASE NUMBER:	4-25006	TITLE:	LANDOVER METRO, 2 PARCELS FOR MULTIFAMILY DEVELOPMENT AND METRO RAIL USE.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	72		
ELECTION DISTRICT:	20		
POLICE DIVISION:	III - LANDOVER	ZONING	LTO-c 10.75
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	6900 OLD LANDOVER ROAD		
CITY:	HYATTSVILLE	TOTAL ACRES:	10.75
TAX MAP & GRID:	051 D-4	LOCATED ON:	THE SUBJECT PROPERTY IS LOCATED ON OLD LANDOVER ROAD, APPROXIMATELY 150 NORTHWEST OF ITS INTERSECTION WITH PENNSY DRIVE.
200 SHEET:	204NE06		
LOTS:	0 UNITS ATTACHED:		
OUTLOTS:	0 UNITS DETACHED		
PARCELS:	0 UNITS MULTIFAMILY	APPLICANT:	WMATA
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	SOLTESZ
	GROSS FLOOR AREA:	OWNER(S):	
	0	TOWN(S):	





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COUNCILMANIC DISTRICTS      06

CASE NUMBER:	5-24113	TITLE:	SPIRIT OF GOD DELIVERANCE CHURCH, PLAT 2, PARCEL 2 (PLAT 2)	
DATE ACCEPTED:	3/12/2025			
PLANNING AREA:	78			
ELECTION DISTRICT:	15			
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	CGO	1.62
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	9207 WESTPHALIA ROAD			
CITY:	UPPER MARLBORO	TOTAL ACRES:		1.62
TAX MAP & GRID:	090 D-1	LOCATED ON:	LOCATED AT THE INTERSECTION OF WESTPHALIA ROAD AND ROCK SPRING DRIVE, ON BOTH THE EAST AND WEST SIDES OF ROCK SPRING DR.	
200 SHEET:	205SE08			
LOTS:	0	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED		0
PARCELS:	1	UNITS MULTIFAMILY		0
OUTPARCELS:	0	TOTAL UNITS:		0
	GROSS FLOOR AREA:			0
		OWNER(S):	SPIRIT GOD DELIVERANCE CHURCH	
		TOWN(S):	DEWBERRY	
CASE NUMBER:	5-24112	TITLE:	SPIRIT OF GOD DELIVERANCE CHURCH, PLAT 1, PARCEL 1 & OUTPARCEL 1	
DATE ACCEPTED:	3/12/2025			
PLANNING AREA:	78			
ELECTION DISTRICT:	15			
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	CGO	3.65
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	9207 WESTPHALIA ROAD			
CITY:	UPPER MARLBORO	TOTAL ACRES:		3.65
TAX MAP & GRID:	090 D-1	LOCATED ON:	WESTPHALIA	
200 SHEET:	205SE08			
LOTS:	0	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED		0
PARCELS:	1	UNITS MULTIFAMILY		0
OUTPARCELS:	1	TOTAL UNITS:		0
	GROSS FLOOR AREA:			0
		OWNER(S):	SPIRIT GOD DELIVERANCE CHURCH	
		TOWN(S):	DEWBERRY	



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COUNCILMANIC DISTRICTS 06

CASE NUMBER:	4-24032	TITLE:	PENN MAR SHOPPING CENTER, 16 PARCELS FOR EXISTING COMMERCIAL DEVELOPMENT		
DATE ACCEPTED:	3/31/2025				
PLANNING AREA:	75A				
ELECTION DISTRICT:	06				
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	CGO	40.80	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	3222 DONNEL DRIVE				
CITY:	DISTRICT HEIGHTS	TOTAL ACRES:		40.80	
TAX MAP & GRID:	081 E-4	LOCATED ON:	THE SUBJECT PROPERTY IS LOCATED ON THE EASTERN SIDE OF DONNELL DRIVE, BETWEEN MARLBORO PIKE TO THE NORTH AND PENNSY		
200 SHEET:	204SE06				
LOTS:	16	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		0	
		GROSS FLOOR AREA:		0	
		APPLICANT:	MEPT PENN MAR LLC		
		AGENT:	SOLTESZ		
		OWNER(S):	MEPT PENN MAR LLC		
		TOWN(S):			
CASE NUMBER:	4-24027	TITLE:	RITCHIE STATION MARKETPLACE, 6 PARCELS FOR 190,563 SQUARE FEET OF EXISTING COMMERCIAL DEVELOPMENT		
DATE ACCEPTED:	3/24/2025				
PLANNING AREA:	75A				
ELECTION DISTRICT:	15				
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	CGO	42.90	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	MIO	42.90	
TIER:	DEVELOPED				
STREET ADDRESS:	1801 RITCHIE STATION COURT				
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:		42.90	
TAX MAP & GRID:	082 D-1	LOCATED ON:	THE SOUTHWEST QUADRANT OF THE INTERCHANGE FORMED BY RITCHIE-MARLBORO ROAD AND THE CAPITOL BELTWAY (I-95/495).		
200 SHEET:	203SE08				
LOTS:	6	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		0	
		GROSS FLOOR AREA:		0	
		APPLICANT:	RITCHIE HILL II, LLC		
		AGENT:	ARTHUR J. HORNE, JR. ESQ.		
		OWNER(S):	RITCHIE HILL II, LLC		
		TOWN(S):			



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COUNCILMANIC DISTRICTS 07

CASE NUMBER:	4-25005	TITLE:	6666 WALKER MILL ROAD, SUBDIVISION OF TWO DEED PARCELS TO CONSTRUCT DISTRIBUTION WAREHOUSE CONTAINING 76,825 SQUARE FEET
DATE ACCEPTED:	3/24/2025		
PLANNING AREA:	75B		
ELECTION DISTRICT:	18		
POLICE DIVISION:	VIII - WESTPHALIA	ZONING	CGO 6.44
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	IE 6.44
TIER:	DEVELOPED		
STREET ADDRESS:	6666 WALKER MILL ROAD		
CITY:	CAPITOL HEIGHTS	TOTAL ACRES:	6.44
TAX MAP & GRID:	073 D-4	LOCATED ON:	WEST SIDE OF ADDISON ROAD AT ITS INTERSECTION WITH WALKER MILL ROAD
200 SHEET:	202SE06		
LOTS:	1 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	0 UNITS MULTIFAMILY		0
OUTPARCELS:	0 TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
		APPLICANT:	WALKER MILL DEVELOPMENT GROUP LLC
		AGENT:	GIBBS AND HALLER
		OWNER(S):	WALKER MILL DEVELOPMENT GROUP LI
		TOWN(S):	CAPITOL HEIGHTS
CASE NUMBER:	4-24019	TITLE:	HOLLY PLACE, 3 PARCELS FOR MIXED-USE DEVELOPMENT INCLUDING 72 RESIDENTIAL DWELLING UNITS (APARTMENT HOUSING FOR THE ELDERLY) AND 24,464 SQUARE FEET OF EXISTING COMMERCIAL USE.
DATE ACCEPTED:	3/17/2025		
PLANNING AREA:	76A		
ELECTION DISTRICT:	06		
POLICE DIVISION:	IV - OXON HILL	ZONING	CGO 3.38
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	RR 3.38
TIER:	DEVELOPED		
STREET ADDRESS:	4500 SAINT BARNABAS ROAD		
CITY:	TEMPLE HILLS	TOTAL ACRES:	3.38
TAX MAP & GRID:	088 C-3	LOCATED ON:	LOCATED ON THE WEST SIDE OF SAINT BARNABAS RD (RT. 414) WHERE IT INTERSECTS ON THE SOUTH OF HOLLY.
200 SHEET:	206SE04		
LOTS:	0 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED		0
PARCELS:	3 UNITS MULTIFAMILY		72
OUTPARCELS:	0 TOTAL UNITS:		72
	GROSS FLOOR AREA:		0
		APPLICANT:	LACM MD LLC
		AGENT:	ATCS, PLC
		OWNER(S):	4500 ST. BARNABAS LLC
		TOWN(S):	



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**COUNCILMANIC DISTRICTS      07**

<b>CASE NUMBER:</b>	<b>4-23022</b>	<b>TITLE:</b>	DEW DROP LAUNDROMAT, 1 PARCEL FOR 9,705 SQUARE FEET OF COMMERCIAL DEVELOPMENT.
<b>DATE ACCEPTED:</b>	3/7/2025		
<b>PLANNING AREA:</b>	72		
<b>ELECTION DISTRICT:</b>	18		
<b>POLICE DIVISION:</b>	III - LANDOVER	<b>ZONING</b>	IE 0.91
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>	
<b>TIER:</b>	DEVELOPED		
<b>STREET ADDRESS:</b>	5914 SEAT PLEASANT DRIVE		
<b>CITY:</b>	SEAT PLEASANT	<b>TOTAL ACRES:</b>	0.91
<b>TAX MAP &amp; GRID:</b>	066 B-3	<b>LOCATED ON:</b>	500 FEET EAST FROM THE SEAT PLEASANT DRIVE INTERSECTION WITH ADDISION ROAD
<b>200 SHEET:</b>	201NE05		
<b>LOTS:</b>	0 UNITS ATTACHED:	0	
<b>OUTLOTS:</b>	0 UNITS DETACHED	0	
<b>PARCELS:</b>	1 UNITS MULTIFAMILY	0	<b>APPLICANT:</b> PACKARD AND ASSOCIATES, LLC
<b>OUTPARCELS:</b>	0 TOTAL UNITS:	0	<b>AGENT:</b> PACKARD & ASSOCIATES, LLC.
	GROSS FLOOR AREA:	0	<b>OWNER(S):</b>
			<b>TOWN(S):</b> CAPITOL HEIGHTS FAIRMOUNT HEIGHTS SEAT PLEASANT



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COUNCILMANIC DISTRICTS      08

CASE NUMBER:	4-25004	TITLE:	OXON HOTEL, LLC, ONE PARCEL FOR 114,646 SQUARE FEET OF COMMERCIAL DEVELOPMENT.		
DATE ACCEPTED:	3/31/2025				
PLANNING AREA:	76B				
ELECTION DISTRICT:	12				
POLICE DIVISION:	IV - OXON HILL	ZONING	NAC	1.70	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	6192 OXON HILL ROAD				
CITY:	OXON HILL	TOTAL ACRES:		1.70	
TAX MAP & GRID:	096 C-4	LOCATED ON:	APPROXIMATELY 2000 FEET EAST OF THE INTERSECTION OF LIVINGSTON AND OXON HILL ROAD.		
200 SHEET:	208SE02				
LOTS:	236	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		0	
		GROSS FLOOR AREA:		0	
		APPLICANT:	OXON HOTEL, LLC		
		AGENT:	ANIL PATEL		
		OWNER(S):	OXON HOTEL, LLC		
		TOWN(S):			



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COUNCILMANIC DISTRICTS      09

CASE NUMBER:	4-25002	TITLE:	TROUTMAN PROPERTY, 60 LOTS AND 3 PARCELS FOR SINGLE-FAMILY DETACHED DEVELOPMENT		
DATE ACCEPTED:	3/31/2025				
PLANNING AREA:	82A				
ELECTION DISTRICT:	15				
POLICE DIVISION:	V     CLINTON	ZONING	AR	217.00	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	6412 SOUTH OSBORNE RD.				
CITY:	UPPER MARLBORO	TOTAL ACRES:		217.00	
TAX MAP & GRID:	109 E-1	LOCATED ON:	APPROXIMATELY 0.5 MILE SOUTH OF PENNSYLVANIA AVENUE AND 0.5 MILE EAST OF SOUTH OSBORNE ROAD.		
200 SHEET:	209SE10				
LOTS:	2	UNITS ATTACHED:		0	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		0	
	GROSS FLOOR AREA:			0	
		OWNER(S):	SANDRA WISEMAN		
		TOWN(S):			
CASE NUMBER:	4-25001	TITLE:	PROSPERITY SENIOR, 104 LOTS, 11 PARCELS AND 1 OUTLOT FOR DEVELOPMENT OF A PLANNED RETIREMENT COMMUNITY		
DATE ACCEPTED:	3/31/2025				
PLANNING AREA:	82A				
ELECTION DISTRICT:	15				
POLICE DIVISION:	V     CLINTON	ZONING	RE	43.21	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:			
TIER:	DEVELOPED				
STREET ADDRESS:	12511 WILLIAM BEANES ROAD				
CITY:	UPPER MARLBORO	TOTAL ACRES:		43.21	
TAX MAP & GRID:	100 E-3	LOCATED ON:	SOUTH SIDE OF AT ITS INTERSECTION WITH CHARLES HILL BOULEVARD		
200 SHEET:	207SE11				
LOTS:	1	UNITS ATTACHED:		110	
OUTLOTS:	0	UNITS DETACHED		0	
PARCELS:	0	UNITS MULTIFAMILY		0	
OUTPARCELS:	0	TOTAL UNITS:		110	
	GROSS FLOOR AREA:			0	
		OWNER(S):	CLAGETT FAMILY FARM, LLC		
		TOWN(S):			
		APPLICANT:	PROSPERITY SENIOR COMMUNITIES, LLC		
		AGENT:	GIBBS AND HALLER		



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CASE NUMBER:	4-24035	TITLE:	JP RE COMMERCIAL OFFICE BUILDING, 1 PARCEL FOR 14,372 SQUARE FEET OF COMMERCIAL DEVELOPMENT.
DATE ACCEPTED:	3/31/2025		
PLANNING AREA:	81A		
ELECTION DISTRICT:	09		
POLICE DIVISION:	V - CLINTON	ZONING	CGO 1.29
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	9002 WOODYARD ROAD		
CITY:	CLINTON	TOTAL ACRES:	1.29
TAX MAP & GRID:	116 D-3	LOCATED ON:	SOUTH SIDE OF WOODYARD ROAD, APPROXIMATELY 0.25 MILES WEST OF ITS INTERSECTION WITH OLD BRANCH AVE
200 SHEET:	212SE06		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	1	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	0
		APPLICANT:	JP REAL ESTATE HOLDINGS MD, LLC
		AGENT:	MATTHEW C. TEDESCO, ESQ. / MCNAMEE HOSEA, P.A.
		OWNER(S):	JP REAL ESTATE HOLDINGS MD, LLC
		TOWN(S):	
CASE NUMBER:	4-24029	TITLE:	MANOKEEK VILLAGE, 3 LOTS FOR 57,200 SQUARE FEET OF COMMERCIAL DEVELOPMENT
DATE ACCEPTED:	3/10/2025		
PLANNING AREA:	84		
ELECTION DISTRICT:	05		
POLICE DIVISION:	VII - FORT WASHINGTON	ZONING	CN 4.83
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	7053 BERRY ROAD		
CITY:	ACCOKEEK	TOTAL ACRES:	4.83
TAX MAP & GRID:	161 D-2	LOCATED ON:	NORTHWEST CORNER OF MD 228 (BERRY ROAD) AND MANNING ROAD EAST
200 SHEET:	221SW01		
LOTS:	3	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED	0
PARCELS:	0	UNITS MULTIFAMILY	0
OUTPARCELS:	0	TOTAL UNITS:	0
		GROSS FLOOR AREA:	57,200
		APPLICANT:	MANOKEEK VILLAGE INVESTMENTS, LLC
		AGENT:	MCNAMEE HOSEA, P.A.
		OWNER(S):	MANOKEEK VILLAGE INVESTMENTS, LLC
		TOWN(S):	



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**COUNCILMANIC DISTRICTS      09**

<b>CASE NUMBER:</b>	<b>4-23020</b>	<b>TITLE:</b>	AMBEDKAR INTERNATIONAL CENTER, 1 PARCEL FOR 4,959 SQUARE FEET OF INSTITUTIONAL DEVELOPMENT	
<b>DATE ACCEPTED:</b>	3/27/2025			
<b>PLANNING AREA:</b>	84			
<b>ELECTION DISTRICT:</b>	05			
<b>POLICE DIVISION:</b>	VII - FORT WASHINGTON	<b>ZONING</b>	RR	13.08
<b>GROWTH POLICY AREA:</b>	ESTABLISHED COMMUNITIES	<b>with ACREAGE:</b>		
<b>TIER:</b>	DEVELOPING			
<b>STREET ADDRESS:</b>	15755 LIVINGSTON ROAD			
<b>CITY:</b>	ACCOKEEK	<b>TOTAL ACRES:</b>		13.08
<b>TAX MAP &amp; GRID:</b>	151 F-4	<b>LOCATED ON:</b>	ALONG THE NORTH SIDE OF LIVINGSTON ROAD, AT ITS INTERSECTION WITH DUSTY LANE	
<b>200 SHEET:</b>	220SE01			
<b>LOTS:</b>	0	<b>UNITS ATTACHED:</b>		0
<b>OUTLOTS:</b>	0	<b>UNITS DETACHED</b>		0
<b>PARCELS:</b>	1	<b>UNITS MULTIFAMILY</b>		0
<b>OUTPARCELS:</b>	0	<b>TOTAL UNITS:</b>		0
		<b>GROSS FLOOR AREA:</b>		0
		<b>APPLICANT:</b>	AMBEDKAR INTERNATIONAL CENTER, INC.	
		<b>AGENT:</b>	ALTER ASSOCIATES, LLC	
		<b>OWNER(S):</b>		
		<b>TOWN(S):</b>		





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