

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

4-21003

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 6/2/2022
STATUS : Pending

TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 4; VALIDITY EXTENSION REQUEST - TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 4: SIX PARCELS FOR THE DEVELOPMENT 270 MULTI-FAMILY DWELLING UNITS AND 204,840 SQUARE OF COMMERCIAL USE.; LOCATED NORTH OF THE INTERSECTION OF MD 458 (SILVER HILL ROAD) AND MD 218 (SUITLAND ROAD)

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

4701 TOWNE SQUARE BLVD, SUITLAND,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	80-E3	200 SHEET:	204SE05, 204SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
6	PARCELS	270	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		204,840	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR MIXED USE

APA: N/A

ZONING:
 LMUTC (LEGACY MIXED-USE TOWN CENTER) 6.43 Acres
 Total: **6.43** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-U-TC (MIXED USE TOWN CENTER)	6.43
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	0
LMUTC (LEGACY MIXED-USE TOWN CENTER)		6.43

APPLICANT
 LAW OFFICES OF SHIPLEY & HORNE, P.A.

AGENT

PROPERTY OWNER
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

4-22067

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/13/2025
STATUS : Pending

MORTON FARM; A PUBLIC BENEFIT CONSERVATION SUBDIVISION FOR 145 LOTS AND 5 PARCELS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT.; ON THE EAST SIDE OF LIVINGSTON ROAD, NORTH OF ITS INTERSECTION WITH TERESA DRIVE IN ACCOKEEK

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

LIVINGSTON RD, ACCOKEEK,

145	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	161-B2, 161-C2, 161-C1, 161-B1	200 SHEET:	221SW01
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	9
5	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	83	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	5	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VII		

AUTHORITY:
 MAJOR RESIDENTIAL

APA: N/A

ZONING:

RR (RESIDENTIAL, RURAL)	84.52 Acres
Total:	84.52 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-R (RESIDENTIAL, RURAL)	84.52
RR (RESIDENTIAL, RURAL)		84.52

APPLICANT
 CARUSO LAND DEVELOPMENT, LLC

AGENT

PROPERTY OWNER
 CARUSO LAND DEVELOPMENT, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

4-24006

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 3/31/2025
STATUS : Approved
APPROVED DATE: 10/09/2025

OURISMAN GENESIS OF BOWIE; 2 PARCELS FOR 26,302 SQUARE FEET OF COMMERCIAL DEVELOPMENT; IN THE MEDIAN OF US 301 (ROBERT CRAIN HWY) APPROXIMATELY 900 FEET SOUTH OF ITS INTERSECTION WITH MOUNT OAK ROAD.

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

2501 ROBERT CRAIN HIGHWAY NORTHWEST, BOWIE, 20716

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	63-E2	200 SHEET:	204NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B,	COUNCILMANIC DISTRICT:	4
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		26,302	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR NON-RESIDENTIAL

APA: N/A

ZONING:
 CS (COMMERCIAL, SERVICE) 3.51 Acres
 Total: **3.51** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-M (COMMERCIAL MISCELLANEOUS)	3.51
CS (COMMERCIAL, SERVICE)		3.51

APPLICANT
 WHITRO BOWIE I,LLC

AGENT

PROPERTY OWNER
 WHITRO BOWIE I,LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

4-24021

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 8/25/2025
STATUS : Pending
APPROVED DATE: 10/30/2025

UPPER MARLBORO GATEWAY; 5 PARCELS FOR MIXED USE DEVELOPMENT INCLUDING 168 MULTIFAMILY RESIDENTIAL DWELLING UNITS AND 6,444 SQUARE FEET OF COMMERCIAL USE.; NORTH SIDE OF MARLBORO PIKE, 1200 FEET WEST OF ROBERT CRAIN HWY

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

15242 MARLBORO PIKE, UPPER MARLBORO, 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-A4	200 SHEET:	207SE13, 206SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
5	PARCELS	168	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	168	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		6,444	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR MIXED USE

APA: N/A

ZONING:

RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	4.68 Acres
Total:	4.68 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	4.68
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		4.68

APPLICANT
 CHARLES P. JOHNSON ASSOCIATES (CPJ)

AGENT

PROPERTY OWNER
 HART3, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

4-24035

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 3/31/2025
STATUS : Approved
APPROVED DATE: 10/02/2025

JPRE COMMERCIAL OFFICE BUILDING; 1 PARCEL FOR 14,372 SQUARE FEET OF COMMERCIAL DEVELOPMENT.; SOUTH SIDE OF WOODYARD ROAD, APPROXIMATELY 300 FEET WEST OF ITS INTERSECTION WITH WOODYARD STATION ROAD.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

9002 WOODYARD ROAD, CLINTON, 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	116-D3	200 SHEET:	212SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		14,372	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR NON-RESIDENTIAL

APA: N/A

ZONING:

CGO (COMMERCIAL, GENERAL AND OFFICE)	1.29 Acres
CGO (COMMERCIAL, GENERAL AND OFFICE)	1.27 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
Total:	2.56 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	M-I-O (MILITARY INSTALLATION OVERLAY)	1.27
CGO (COMMERCIAL, GENERAL AND OFFICE)	C-S-C (COMMERCIAL SHOPPING CENTER)	1.29
CGO (COMMERCIAL, GENERAL AND OFFICE)		1.27
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0

APPLICANT
 JP REAL ESTATE HOLDINGS MD, LLC

AGENT

PROPERTY OWNER
 JP REAL ESTATE HOLDINGS MD, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

4-25006

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 3/31/2025
STATUS : Approved
APPROVED DATE: 10/09/2025

LANDOVER METRO; 2 PARCELS FOR MULTIFAMILY DEVELOPMENT AND METRO RAIL USE.; THE SUBJECT PROPERTY IS LOCATED ON OLD LANDOVER ROAD, APPROXIMATELY 150 NORTHWEST OF ITS INTERSECTION WITH PENNSY DRIVE.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

6900 LANDOVER ROAD, HYATTSVILLE, 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-D1, 59-C1	200 SHEET:	204NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR MIXED USE

APA: N/A

ZONING:

LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	10.75 Acres
Total:	10.75 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		10.75
	I-1 (LIGHT INDUSTRIAL)	10.75

APPLICANT
 WMATA

AGENT

PROPERTY OWNER
 WMATA

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-24007

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/09/2025

GLORIOUS SUBDIVISION PLAT 2; GLORIOUS SUBDIVISION, PLAT 2; 4000 FEET WESTERLY OF THE INTERSECTION OF BRANCH AVENUE AND SURRATTS ROAD

10050 BRANDYWINE ROAD, CLINTON,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	125-D2, 125-C2, 125-C1, 125-D1	200 SHEET:	213SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	7.50 Acres
Total:	7.50 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		7.5
	R-80 (ONE FAMILY DETACHED RESIDENTIAL)	7.5

APPLICANT
 EVELYNE MANTAB

AGENT

PROPERTY OWNER
 GABRIEL AKEM

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25013

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/30/2025

BIRD LAWN; BIRD LAWN; LOTS 1-5 AND PARCEL A, SECTION 4; WESTERLY INTERSECTION OF ALLENTOWN ROAD AND OAKLAWN

8427 ALLENTOWN ROAD, FORT WASHINGTON,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

5	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	115-A2, 115-A1	200 SHEET:	211SE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

RR (RESIDENTIAL, RURAL) 0.14 Acres
 Total: **0.14** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)		0.14
	R-R (RESIDENTIAL, RURAL)	0.14

APPLICANT
 RAINY DAY INVESTMENTS, LLC

AGENT

PROPERTY OWNER
 RAINY DAY INVESTMENTS, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25016

ACCEPTED DATE : 9/29/2025
STATUS : Approved
APPROVED DATE: 10/09/2025

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

 WESTPHALIA TOWN CENTER NORTH, PLAT 12; PLAT 12 LOTS 18-33, BLOCK I, LOTS1-33 BLOCK J PARCELS DD, EE, FF, AND GG; NORTHWEST INTERSECTION OF MERIDIAN HILL WAY AND WOODYARD ROAD

 4500 MOORES WAY, UPPER MARLBORO,

49 LOTS 0 UNITS DETACHED
 0 OUTLOTS 0 UNITS ATTACHED
 4 PARCELS 0 UNITS MULTIFAMILY
 0 OUTPARCELS 0 TOTAL UNITS
 0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 90-F4, 90-F3, 90-E4
 PLANNING AREA: 78
 ELECTION DISTRICT: 15
 POLICE DIVISION: VIII

200 SHEET: 207SE09, 206SE09
 COUNCILMANIC DISTRICT: 6
 TIER: 2
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

TAC-c (TOWN ACTIVITY CENTER (CORE))	2.82 Acres
Total:	2.82 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
TAC-c (TOWN ACTIVITY CENTER (CORE))		2.82
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	2.82

APPLICANT
 D.R. HORTON

AGENT

PROPERTY OWNER
 WUSF 1 WESTPHALIA, LLC/WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25017

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/09/2025

WESTPHALIA TOWN CENTER NORTH, PLAT 13; PLAT 13 PARCEL AA; NORTHWEST INTERSECTION OF MERIDIAN HILL WAY AND WOODYARD ROAD

4500 MOORES WAY, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 90-F3, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

TAC-c (TOWN ACTIVITY CENTER (CORE))	1.50 Acres
Total:	1.50 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.5
TAC-c (TOWN ACTIVITY CENTER (CORE))		1.5

APPLICANT
 D.R. HORTON

AGENT

PROPERTY OWNER
 WUSF 1 WESTPHALIA, LLC/WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25018

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/09/2025

WESTPHALIA TOWN CENTER NORTH, PLAT 14; PLAT 14 LOTS 8-22, BLOCK M PARCELS AJ AND RR; NORTHWEST INTERSECTION OF MERIDIAN HILL WAY AND WOODYARD ROAD

4500 MOORES WAY, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

15	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 90-F3, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

TAC-c (TOWN ACTIVITY CENTER (CORE)) 1.88 Acres
 Total: **1.88** Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
TAC-c (TOWN ACTIVITY CENTER (CORE))		1.88
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.88

APPLICANT
 D.R. HORTON

AGENT

PROPERTY OWNER
 WUSF 1 WESTPHALIA, LLC/WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25019

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/09/2025

WESTPHALIA TOWN CENTER NORTH, PLAT 15; PLAT 15 LOTS 1-52, BLOCK N PARCELS SS, TT, UU, VV, WW, XX AND YY; NORTHWEST INTERSECTION OF MERIDIAN HILL WAY AND WOODYARD ROAD

4500 MOORES WAY, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

52	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 90-F3, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
7	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

TAC-E 86.44 Acres
 Total: **86.44** Acres

APPLICANT
 D.R. HORTON

AGENT

PROPERTY OWNER
 WUSF 1 WESTPHALIA, LLC/WALTON
 MARYLAND, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25020

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/09/2025

WESTPHALIA TOWN CENTER NORTH, PLAT 16; PLAT 16 LOTS 23-27, BLOCK R PARCEL AH; NORTHWEST
 INTERSECTION OF MERIDIAN HILL WAY AND WOODYARD ROAD

4500 MOORES WAY, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

5	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 90-F3, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

TAC-c (TOWN ACTIVITY CENTER (CORE))	1.06 Acres
Total:	1.06 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	1.06
TAC-c (TOWN ACTIVITY CENTER (CORE))		1.06

APPLICANT
 D.R. HORTON

AGENT

PROPERTY OWNER
 WUSF 1 WESTPHALIA, LLC/WALTON
 MARYLAND, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25026

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/30/2025

ELP DC; PLAT 4 (RESUBDIVISION OF OUTLOT E); AT THE EXISTING NORTHERN TERMINUS OF MATTAWOMAN DRIVE

15200 MATTAWOMAN DRIVE, BRANDYWINE,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	155-B4, 155-B2, 155-C2, 155-C3, 155-B3, 155-A4	200 SHEET:	220SE08, 221SE07, 220SE07, 219SE08, 219SE07
0	OUTLOTS	0	UNITS ATTACHED				
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	11	TIER:	2
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

IH (INDUSTRIAL, HEAVY) 28.84 Acres
 Total: **28.84** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-2 (HEAVY INDUSTRIAL)	28.84
IH (INDUSTRIAL, HEAVY)		28.84

APPLICANT
 ELP DC LLC ELION PARTNERS

AGENT

PROPERTY OWNER
 ELP DC LLC ELION PARTNERS

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25027

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/30/2025

ELP DC; PLAT 5 (RESUBDIVISION OF OUTLOT A); AT THE EXISTING NORTHERN TERMINUS OF MATTAWOMAN DRIVE

15200 MATTAWOMAN DRIVE, BRANDYWINE,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	155-B4, 155-B2, 155-C2, 155-C3, 155-B3, 155-A4	200 SHEET:	220SE08, 221SE07, 220SE07, 219SE08, 219SE07
1	OUTLOTS	0	UNITS ATTACHED				
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	11	TIER:	2
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

IH (INDUSTRIAL, HEAVY) 40.42 Acres
 Total: **40.42** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-2 (HEAVY INDUSTRIAL)	40.42
IH (INDUSTRIAL, HEAVY)		40.42

APPLICANT
 ELP DC LLC ELION PARTNERS

AGENT

PROPERTY OWNER
 ELP DC LLC ELION PARTNERS

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25028

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/30/2025

ELP DC; PLAT 6 (RESUBDIVISION OF OUTLOT D); AT THE EXISTING NORTHERN TERMINUS OF MATTAWOMAN DRIVE

15200 MATTAWOMAN DRIVE, BRANDYWINE,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	155-B4, 155-B2, 155-C2, 155-C3, 155-B3, 155-A4	200 SHEET:	220SE08, 221SE07, 220SE07, 219SE08, 219SE07
1	OUTLOTS	0	UNITS ATTACHED				
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	11	TIER:	2
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

IH (INDUSTRIAL, HEAVY) 98.40 Acres
 Total: **98.40 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-2 (HEAVY INDUSTRIAL)	98.4
IH (INDUSTRIAL, HEAVY)		98.4

APPLICANT
 ELP DC LLC ELION PARTNERS

AGENT

PROPERTY OWNER
 ELP DC LLC ELION PARTNERS

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25041

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/30/2025

CENTRAL INDUSTRIAL PARK, PARCEL 1 BLOCK A; PARCEL 1, BLOCK B; WEST OF CAPITAL BELTWAY,
 APPROXIMATELY 250 FEET SOUTH OF CENTRAL AVENUE (MD 214) ALONG EAST SIDE OF WESTHAMPTON
 AVENUE

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

WESTHAMPTON AVENUE, CAPITOL HEIGHTS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	67-B4	200 SHEET:	201SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LTO-c (LOCAL TRANSIT- ORIENTED (CORE))	1.63 Acres
Total:	1.63 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		1.63
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	0
	I-1 (LIGHT INDUSTRIAL)	1.63
	M-I-O (MILITARY INSTALLATION OVERLAY)	0

APPLICANT
 AMERICAN RESOURCE MANAGEMENT
 GROUP

AGENT

PROPERTY OWNER
 AMERICAN RESOURCE MANAGEMENT
 GROUP

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

5-25051

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/09/2025

WESTPHALIA TOWN CENTER NORTH, PLAT 11; PLAT 11, LOTS 1-39, BLOCK K, PARCELS W, X, Y, AND Z;
 NORTHWEST INTERSECTION OF MERIDIAN HILL WAY AND WOODYARD ROAD

4500 MOORES WAY, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

39	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F4, 90-F3, 90-E4	200 SHEET:	207SE09, 206SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
4	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

TAC-c (TOWN ACTIVITY CENTER (CORE))	2.85 Acres
Total:	2.85 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	2.85
TAC-c (TOWN ACTIVITY CENTER (CORE))		2.85

APPLICANT
 D.R. HORTON

AGENT

PROPERTY OWNER
 WUSF 1 WESTPHALIA, LLC/WALTON MARYLAND, LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

AC-24006

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/28/2025
STATUS : Pending

AUTOZONE #1837; A DEPARTURE FROM THE NUMBER OF PARKING AND LOADING SPACES IS BEING SUBMITTED FOR A REDUCTION OF NUMBER OF PARKING SPACES REQUIRED. A VARIANCE FROM SECTION 27-462(B) OF THE PRI; SOUTH SIDE OF LANDOVER ROAD, APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH FIRE HOUSE ROAD

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

7755 LANDOVER ROAD, HYATTSVILLE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-F1	200 SHEET:	204NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 COMPANION

APA: N/A

ZONING:

CGO (COMMERCIAL,
 GENERAL AND OFFICE) 2.30 Acres
 Total: **2.30** Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	2.3
CGO (COMMERCIAL, GENERAL AND OFFICE)		2.3

APPLICANT
 AUTO ZONE, INC.

AGENT

PROPERTY OWNER
 RAHIMI INVESTMENTS, INC.

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

ADQ-2022-084

ACCEPTED DATE : 10/13/2025
STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

MORTON FARM; A PUBLIC BENEFIT CONSERVATION SUBDIVISION FOR 145 LOTS AND 5 PARCELS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT.; ON THE EAST SIDE OF LIVINGSTON ROAD, NORTH OF ITS INTERSECTION WITH TERESA DRIVE

16336 LIVINGSTON ROAD, ACCOKEEK, 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	161-B2, 161-C2, 161-C1, 161-B1	200 SHEET:	221SW01
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	83	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	5	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VII		

AUTHORITY:
CERTIFICATE OF ADEQUACY

APA: N/A

<u>ZONING:</u>	
RR (RESIDENTIAL, RURAL)	84.52 Acres
Total:	84.52 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-R (RESIDENTIAL, RURAL)	84.52
RR (RESIDENTIAL, RURAL)		84.52

APPLICANT
CARUSO LAND DEVELOPMENT, LLC

AGENT

PROPERTY OWNER
CARUSO LAND DEVELOPMENT, LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

CSP-23002		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE : 2/26/2024		SIGNATURE CLUB EAST; DEVELOP LOT 12 AND OUTPARCEL B WITH UP TO 300 MULTIFAMILY DWELLING UNITS			
STATUS : Approved		AND 12,600 SF OF COMMERCIAL/RETAIL SPACE.; IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF MD			
APPROVED DATE: 10/21/2025		228 (BERRY ROAD) AND MANNING ROAD EAST			
ZONING ORDINANCE: PRIOR ZONING		340 MANNING ROAD EAST, ACCOKEEK, 20607			
ORDINANCE & SUBDIVISION REGULATIONS					
1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	161-E2
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	84
0	PARCELS	300	UNITS MULTIFAMILY	ELECTION DISTRICT:	5
1	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII
		12,600	GROSS FLOOR AREA (SQ FT)	200 SHEET:	221SW01, 221SE01
				COUNCILMANIC DISTRICT:	9
				TIER:	2
				GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

AUTHORITY:
LEGACY - CONCEPTUAL SITE PLAN

APA: N/A

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	16.90 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	16.90 Acres
Total:	33.80 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		16.9
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		16.9

APPLICANT
 SIGNATURE CLUB EAST

AGENT

PROPERTY OWNER
 SIGNATURE CLUB EAST

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

CSP-24002

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 3/10/2025
STATUS : Approved
APPROVED DATE: 10/16/2025

8808 OLD BRANCH AVENUE; DEVELOPMENT OF 45-55 SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS, WITH ASSOCIATED INFRASTRUCTURE IMPROVEMENTS, IN CONJUNCTION WITH AN EXISTING OFFICE BUILDING OF 6,336 SQUARE FEET; ON THE EAST SIDE OF OLD BRANCH AVENUE, APPROXIMATELY 1,150 FEET NORTH OF ITS INTERSECTION WITH WOODYARD ROAD

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

8808 OLD BRANCH AVENUE, CLINTON,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	116-C2	200 SHEET:	211SE06, 212SE06
0	OUTLOTS	55	UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		6,336	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

LEGACY - CONCEPTUAL SITE PLAN

APA: N/A

ZONING:

RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	5.78 Acres
Total:	5.78 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		5.78
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	5.78
	M-I-O (MILITARY INSTALLATION OVERLAY)	0

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 THOMAS V. M. JR. AND PATRICIA L. MILLER

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

DET-2024-005	ACCEPTED IN SPECIFIED RANGE
ACCEPTED DATE : 8/18/2025	PIN OAK VILLAGE; DEVELOPMENT OF APPROXIMATELY 48 TWO-FAMILY DWELLINGS (2-OVER-2S) IN THE RMF-20
STATUS : Accepted	ZONE.; NORTH SIDE OF ELDER OAKS, BLVD., APPROXIMATELY 215 FEET EAST OF ITS INTERSECTION WITH
APPROVED DATE: 10/23/2025	EXCALIBUR ROAD
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	3610 ELDER OAKS BOULEVARD, BOWIE, 20716

7	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-D3	200 SHEET:	205NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
1	PARCELS	48	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 BOARD LEVEL

APA: N/A

ZONING:

RMF-20 (RESIDENTIAL, MULTIFAMILY-20	2.34 Acres
Total:	2.34 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20		2.34
	C-O (COMMERCIAL OFFICE)	2.34

APPLICANT MCNAMEE HOSEA P.A.	AGENT	PROPERTY OWNER COLLINGTON PLACE, LLC
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**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

DET-2024-007

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/1/2025
STATUS : Pending

THE MARION; THE MARION - DEVELOPMENT OF 405 MULTIFAMILY RESIDENTIAL UNITS WITH ASSOCIATED INFRASTRUCTURE AND SITE AMENITIES; NE QUADRANT OF THE INTERSECTION OF CENTRAL AVENUE AND HILL ROAD.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

7500 CENTRAL AVENUE, HYATTSVILLE, 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-F4	200 SHEET:	201SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
2	PARCELS	405	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 BOARD LEVEL

APA: N/A

ZONING:

CGO (COMMERCIAL,
 GENERAL AND OFFICE) 26.17 Acres
 Total: **26.17 Acres**

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
		26.17
CGO (COMMERCIAL, GENERAL AND OFFICE)		26.17
	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
	C-O (COMMERCIAL OFFICE)	26.17

APPLICANT
 MORGAN STATION, LLC

AGENT

PROPERTY OWNER
 MORGAN STATION, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

DPLS-24001	ACCEPTED IN SPECIFIED RANGE
ACCEPTED DATE : 10/28/2025	AUTOZONE #1837; A DEPARTURE FROM THE NUMBER OF PARKING AND LOADING SPACES IS BEING SUBMITTED FOR A REDUCTION OF NUMBER OF PARKING SPACES REQUIRED. A VARIANCE FROM SECTION 27-462(B) OF THE PRI; SOUTH SIDE OF LANDOVER ROAD, APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH FIRE HOUSE ROAD
STATUS : Pending	
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS	7755 LANDOVER ROAD, HYATTSVILLE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-F1	200 SHEET:	204NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 PRIOR - MAJOR

APA: N/A

ZONING:

CGO (COMMERCIAL, GENERAL AND OFFICE)	2.30 Acres
Total:	2.30 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	2.3
CGO (COMMERCIAL, GENERAL AND OFFICE)		2.3

APPLICANT
 AUTO ZONE, INC.

AGENT

PROPERTY OWNER
 RAHIMI INVESTMENTS, INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

DSP-2025-0015

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/1/2025
STATUS : Pending

CALM RETREAT; LIMITED MINOR AMENDMENT TO DSP-19028 TO MODIFY SIDEWALKS ON PARCEL R AND REMOVE FENCING ON PARCELS B, G AND J.; WEST SIDE OF ROBERT CRAIN HIGHWAY, APPROXIMATELY 1,900 FEET NORTH OF ITS INTERSECTION WITH CHADDS FORD DRIVE.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

15001 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, MD 20613

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	154-F2	200 SHEET:	219SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 AMENDMENT - DIRECTOR LEVEL

APA: N/A

ZONING:

TAC-E	5.11 Acres
Total:	5.11 Acres

APPLICANT
 D. R. HORTON, INC.

AGENT

PROPERTY OWNER
 D. R. HORTON

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

DSP-22017

ACCEPTED DATE : 6/2/2025
STATUS : Approved
APPROVED DATE: 10/09/2025

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

 THE HERMAN APARTMENTS; DEVELOPMENT OF APPROXIMATELY 145 MULTIFAMILY DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS; ON THE NORTH SIDE OF AGER ROAD, APPROXIMATELY 1,500 FEET SOUTHEAST OF ITS INTERSECTION WITH MD 410 (EAST -WEST HIGHWAY)

 6203 AGER ROAD, HYATTSVILLE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-D2	200 SHEET:
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT: 2
2	PARCELS	145	UNITS MULTIFAMILY	ELECTION DISTRICT:		TIER:
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:		GROWTH POLICY AREA: ☐
		0	GROSS FLOOR AREA (SQ FT)			

AUTHORITY:
 BOARD LEVEL

APA: N/A

<u>ZONING:</u>		Zoning Acreage Breakdown		
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	5.73 Acres	Current Zoning	Prior Zoning	Zoning Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	3.77 Acres	RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	5.73
Total:	9.50 Acres	RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	R-35 (1 FAM SEMI DETACH, AND 2 FAM DETACH, RES)	3.77

APPLICANT COMMUNITY HOUSING INITIATIVE	AGENT	PROPERTY OWNER MOUNT ZION PENTECOSTAL CHURCH OF WASHINGTON, D.C., INC.
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**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0012

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending
APPROVED DATE: 10/23/2025

MARLBORO GATEWAY; FINAL PLAT OF SUBDIVISION; 0.10 MILES WEST OF INTERSECTION OF MD-725 AND US-301
 4671 ROBERT CRAIN HIGHWAY SOUTHWEST, UPPER MARLBORO, 20772

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-A4, 93-B4	200 SHEET:	206SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

RMF-48	18.12 Acres
Total:	18.12 Acres

APPLICANT
 GREEN CENTURY PARTNERS, LLC

AGENT

PROPERTY OWNER
 GREEN CENTURY PARTNERS, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0013

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :

MARLBORO GATEWAY; ; 0.10 MILES WEST OF INTERSECTION OF MD-725 AND US-301

STATUS : Pending

APPROVED DATE: 10/23/2025

4671 ROBERT CRAIN HIGHWAY SOUTHWEST, UPPER MARLBORO, 20772

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-B4	200 SHEET:	206SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

MAJOR

APA: N/A

ZONING:

RMF-48	18.59 Acres
Total:	18.59 Acres

APPLICANT
 GREEN CENTURY PARTNERS, LLC

AGENT

PROPERTY OWNER
 GREEN CENTURY PARTNERS, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0062

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 33; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

19	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	78	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD 130.04 Acres
 Total: **130.04** Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0063

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 34; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

36	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD	130.04 Acres
Total:	130.04 Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0064

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 36; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

23	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD 130.04 Acres
 Total: **130.04** Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0065

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 35; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

14	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD	130.04 Acres
Total:	130.04 Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0066

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 37; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

12	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD	130.04 Acres
Total:	130.04 Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0068

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT - FPS-2025-0061 TO FPS-2025-0074; CASE YERGAT, PLAT 39; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

23	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
1	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	78	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD 130.04 Acres
 Total: **130.04** Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0070

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 41; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

16	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD	130.04 Acres
Total:	130.04 Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0071

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 42; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

16	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
1	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	78	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD	130.04 Acres
Total:	130.04 Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

FPS-2025-0074

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

CASE YERGAT; CASE YERGAT, PLAT 45; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 2,000 FEET WEST OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD.

10001 WESTPHALIA ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR

APA: N/A

ZONING:

LCD	130.04 Acres
Total:	130.04 Acres

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL INC.

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

FPS-2025-009

ACCEPTED DATE :
STATUS : Approved
APPROVED DATE: 10/30/2025

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

LIVINGSTON ROAD SELF STORAGE; LIVINGSTON SELF STORAGE, PARCELS 1 AND 2; 900 FEET SOUTH OF THE INTERSECTION OF LIVINGSTON ROAD AND FORT WASHINGTON ROAD

10905 INDIAN HEAD HIGWAY, FORT WASHINGTON,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	123-A4, 123-A3	200 SHEET:	214SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
2	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
MAJOR

APA: N/A

ZONING:		Zoning Acreage Breakdown		
		Current Zoning	Prior Zoning	Zoning Acreage
IE (INDUSTRIAL, EMPLOYMENT)	18.13 Acres			
Total:	18.13 Acres	IE (INDUSTRIAL, EMPLOYMENT)		18.13

APPLICANT
THE PETERSON COMPANY, LLC

AGENT

PROPERTY OWNER
LIVINGSTON ROAD ASSOCIATES, LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

MJD-2024-005			ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE : 6/16/2025			JOES MOVEMENT EMPORIUM; A 2-FOOT DEPARTURE FROM PUBLIC SPACE STANDARD 6 OF THE 2010 APPROVED CITY OF MOUNT RAINIER MIXED-USE TOWN CENTER ZONE DEVELOPMENT PLAN TO ALLOW A 6-FOOT-HIGH FENCE .; ON THE SOUTH SIDE OF BUNKER HILL ROAD, BETWEEN 33RD AND 34TH STREETS, APPROXIMATELY 550 FEET NORTH OF RHODE ISLAND AVENUE			
STATUS : Approved						
APPROVED DATE: 10/16/2025						
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			3309 BUNKER HILL ROAD, MOUNT RAINIER, 20712			
4	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	49-F3	200 SHEET:	205NE03
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
LEGACY - DEPARTURES

APA: N/A

ZONING:
LMUTC (LEGACY MIXED-USE TOWN CENTER) 0.11 Acres
Total: 0.11 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LMUTC (LEGACY MIXED-USE TOWN CENTER)		0.11

APPLICANT
POM STUDIO ARCHITECTS

AGENT

PROPERTY OWNER
WORLD ARTS FOCUS INC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

NRI-2025-0086

ACCEPTED DATE : 10/6/2025

STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

6201-6211 SOUTHERN AVE; VACANT LOT WITH SMALL AMOUNT OF TREES; 6201 SOUTHERN AVE

6201 SOUTHERN AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING

ORDINANCE & SUBDIVISION REGULATIONS

0

LOTS

0

UNITS DETACHED

0

OUTLOTS

0

UNITS ATTACHED

0

PARCELS

0

UNITS MULTIFAMILY

0

OUTPARCELS

0

TOTAL UNITS

0

GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:

66-A4

PLANNING AREA:

72

ELECTION DISTRICT:

18

POLICE DIVISION:

III

200 SHEET:

201NE05

COUNCILMANIC DISTRICT:

7

TIER:

1

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

APA:

N/A

ZONING:

RSF-A

0.27 Acres

Total:

0.27 Acres

APPLICANT

SERA ENGINEERED

AGENT

PROPERTY OWNER

BIGFOE REAL ESTATE LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0100

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/9/2025
STATUS : Pending

FOREST HILLS; THE SUBJECT ENCOMPASSES APPROXIMATELY 181.3 ACRES AND IS LOCATED EAST AND WEST OF LARGO ROAD IN THE UPPER MARLBORO AREA OF PRINCE GEORGE'S COUNTY, MARYLAND. THE SUBJECT SITE IS PROPOSED FOR RESIDENTIAL DEVELOPMENT.; THE SUBJECT SITE IS LOCATED EAST AND WEST OF LARGO ROAD IN THE UPPER MARLBORO AREA OF PRINCE GEORGE'S COUNTY, MARYLAND. THE SUBJECT SITE IS IDENTIFIED ON TAX MAP 92. THE APPROXIMATE LATITUDE AND LONGITUDE COORDINATES OF THE CENTER OF THE SUBJECT SITE ARE 38.83374° AND -76.75398°, RESPECTIVELY.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

14300 RUBENS COURT, UPPER MARLBORO, MD 20772

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	93-A1, 93-A2, 92-F1,	200 SHEET:	206SE13, 205SE13
0	OUTLOTS	0	UNITS ATTACHED		92-F2	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	79	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	3	GROWTH POLICY AREA:	ESTABLISHED
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		COMMUNITIES

AUTHORITY:
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

LCD	167.64 Acres
Total:	167.64 Acres

APPLICANT
 KIMBERLEY MCNEW

AGENT

PROPERTY OWNER
 QUAD CONSTRUCTION CORP QUAD
 CONSTRUCTION CORP

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0103

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/14/2025
STATUS : Pending

COLLEGE PARK LAND CONDOMINIUM; DEVELOPMENT OF THE PROPERTY, A CONTRACTOR STORAGE YARD.; LOCATED NORTHEAST OF THE INTERSECTION OF APACHE STREET AND 51ST AVENUE.

9207 51ST AVENUE, COLLEGE PARK, MD 20740

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	25-F4	200 SHEET:	211NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:
 IH, RSF-65 16.89 Acres
 Total: **16.89** Acres

APPLICANT
 HUNTER MICHAEL

AGENT

PROPERTY OWNER
 CHEVY CHASE CONTRACTORS

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

NRI-2025-0117ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/7/2025STATUS : PendingCHELTENHAM ACRES; REVISION TO NRI-041-2025 DUE TO CHANGES IN WETLAND DELINEATION PER MDE AND USACE SITE VISIT; CRAIN HIGHWAY, BRANDYWINE

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	145-D1	200 SHEET:	217SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:	
RR	39.29 Acres
Total:	39.29 Acres

APPLICANTAGENTPROPERTY OWNER

WETLAND STUDIES AND SOLUTIONS, INC. MVP GREEN ENTERPRISES LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0120

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/9/2025
STATUS : Pending

WALCROFT PROPERTY; NATURAL RESOURCE INVENTORY PLAN; LOCATED IN THE MEDIAN OF CRAIN HIGHWAY (MD ROUTE 301)

6513 ROBERT CRAIN HIGHWAY NORTHWEST, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	38-E4	200 SHEET:	209NE15, 209NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

CS	9.07 Acres
Total:	9.07 Acres

APPLICANT
 HUNTER MICHAEL

AGENT

PROPERTY OWNER
 TMC 450 LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0121

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

BEALE CIRCLE ROADWAY & DRAINAGE IMPROVEMENTS; MINOR ROADWAY IMPROVEMENTS ALONG EAST BEALE CIRCLE AND THE INSTALLATION OF DRAINAGE IMPROVEMENTS, SUCH AS YARD INLETS AND GRADING, IN THE OPEN SPACE BETWEEN EAST BEALE CIRCLE AND WEST BEALE CIRCLE; EAST BEALE CIRCLE BETWEEN EAST WEST HIGHWAY AND QUEENSBURY ROAD AND THE OPEN SPACE BETWEEN EAST BEALE CIRCLE AND WEST BEALE CIRCLE

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

6205 BEALE CIRCLE, RIVERDALE, MD 20737

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	42-C3	200 SHEET:	207NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	19	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

RSF-65	0.23 Acres
Total:	0.23 Acres

APPLICANT
 PENNONI

AGENT

PROPERTY OWNER
 TOWN OF RIVERDALE PARK, DEPARTMENT
 OF PUBLIC WORKS

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0122

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

612 ROSIER ROAD; THE APPLICANT IS PROPOSING A 450 SQ.FT. HOUSE ADDITION.; 50 FEET WEST OF THE INTERSECTION OF ROSIER ROAD AND CLAY ROAD

612 ROSIER ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	113-D1, 104-D4	200 SHEET:	211SW01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	4, 2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

RR	0.59 Acres
Total:	0.59 Acres

APPLICANT
 MATTHEW WRIGHT

AGENT

PROPERTY OWNER
 RICHARD DENELL

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

NRI-2025-0123

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

COSTCO FUEL FACILITY WAREHOUSE #214; A SPECIAL EXCEPTION AND PRELIMINARY PLAN OF SUBDIVISION TO CONSOLIDATE PARCELS 29 AND 52 AND LOT H-H INTO A SINGLE LOT FOR RELOCATION OF THE EXISTING GAS STATION INTERNAL TO THE COSTCO SITE.; AT INTERSECTION OF ROUTE 1 AND ROUTE 212

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10925 BALTIMORE AVENUE, BELTSVILLE, MD 20705

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	19-A2	200 SHEET:	213NE05, 214NE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	1
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:	
CGO	13.59 Acres
Total:	13.59 Acres

APPLICANT	AGENT	PROPERTY OWNER
CASEY CIRNER AND MILES & STOCKBRIDGE P.C.		COSTCO WHOLESALE CORPORATION

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

NRI-2025-0124

ACCEPTED DATE :
STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

LANDING AT ROLLINS; DEVELOPMENT OF 24 MULTI-FAMILY DWELLING LOTS AND A WOODLAND CONSERVATION AREA; ON THE EAST SIDE OF ROLLINS AVE SOUTH OF PALATINE AVE

910 ROLLINS AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-C3, 73-B3	200 SHEET:	202SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:	
RSF-65, RR	2.94 Acres
Total:	2.94 Acres

APPLICANT
ELITE ENGINEERING

AGENT

PROPERTY OWNER
INTEGRITY PROFESSIONAL CONTRACTING LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

NRI-2025-0125	ACCEPTED IN SPECIFIED RANGE
ACCEPTED DATE : STATUS : Pending	RIDING STABLE SUBDIVISION; THIS IS AN NRI PLAN APPLICATION ASSOCIATED WITH A FUTURE ADMINISTRATIVE SUBDIVISION CALLED "RIDING STABLE SUBDIVISION"; LOCATED AT THE END OF WISS DRIVE. SOUTH OF THE RIDING STABLE RD AND JERALD ROAD INTERSECTION
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	15655 RIDING STABLE ROAD, LAUREL, MD 20707

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	2-B4	200 SHEET:	221NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	10	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:	
RSF-95	2.28 Acres
Total:	2.28 Acres

APPLICANT	AGENT	PROPERTY OWNER
JOHN VANGCHHIA		JOHN VANGCHHIA

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0126

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

SPRINGHILL ELEMENTARY SCHOOL; THIS IS FOR SPRINGHILL ELEMENTARY SCHOOL.; TO THE EAST OF THE INTERSECTION OF CHERRYWOOD LANE AND SPRINGHILL DRIVE.

6060 SPRINGHILL DRIVE, GREENBELT, MD 20770

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	26-B3	200 SHEET:	211NE05, 211NE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	67	COUNCILMANIC DISTRICT:	4
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

RTO-L-E	9.99 Acres
Total:	9.99 Acres

APPLICANT BRADLEY SITE DESIGN	AGENT	PROPERTY OWNER BOARD OF EDUCATION
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**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0127

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 11/3/2025
STATUS : Pending

BERRY RESIDENCE; BUILD A NEW SINGLE FAMILY DWELLING WITH ASSOCIATED DRIVEWAY.; SOUTH SIDE OF
 BRYAN POINT ROAD

14811 BONDS RETREAT ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	150-D2, 150-E1, 150-D1, 150-E2	200 SHEET:	219SW03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

AG	7.31 Acres
Total:	7.31 Acres

APPLICANT
 JAS ENGINEERING & DESIGN, LLC

AGENT

PROPERTY OWNER
 EMILY FRANCISCO

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0128

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

MILL BRANCH PLACE SOLAR; NRI; 2,275 FT NE OF INTERSECTION OF MILL BRANCH PLACE & MILL BRANCH RD.

17460 MILL BRANCH PLACE, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-F4, 56-A3, 55-F3, 56-A4	200 SHEET:	204NE15, 205NE15
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

AG	46.77 Acres
Total:	46.77 Acres

APPLICANT
 GUTSCHICK, LITTLE & WEBER, P.A.

AGENT

PROPERTY OWNER
 DOROTHY STEWART

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-2025-0129

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

SUNHAVEN APARTMENTS; THE PROPOSED DEVELOPMENT WOULD RENOVATE AN EXISTING 36 UNIT APARTMENT COMPLEX, AND CONSTRUCT A NEW 36 UNIT APARTMENT COMPLEX. SITE IMPROVEMENTS WOULD INCLUDE NEW PARKING, WALKWAYS, UTILITIES, LANDSCAPING, AND STORMWATER MANAGEMENT.; 1405-1409 DOEWOOD LANE
 CAPITAL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

1405 DOEWOOD LANE, CAPITOL HEIGHTS, MD 20743

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-E4, 65-E1	200 SHEET:	202NE04, 202NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NATURAL RESOURCE INVENTORY PLAN

APA: N/A

ZONING:

RMF-20 3.68 Acres
 Total: **3.68 Acres**

APPLICANT
 A. MORTON THOMAS AND ASSOCIATES,
 INC.

AGENT

PROPERTY OWNER
 THE NHP FOUNDATION

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-EL-2025-0023

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/3/2025
STATUS : Approved

GLENRIDGE ELEMENTARY SCHOOL - DEMOLITION PLAN; EXISTING BUILDING AND ALL IMPERVIOUS SURFACE TO BE DEMOLISHED. PROPERTY TO BE RETURNED TO A MEADOW CONDITION.; APPROXIMATELY 798 FEET WEST OF THE INTERSECTION OF ANNAPOLIS ROAD WITH VETERANS PARKWAY.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

7200 GALLATIN STREET, HYATTSVILLE, MD 20784

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	43-D4, 51-D1	200 SHEET:	206NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

APA: N/A

ZONING:

RSF-95	14.80 Acres
Total:	14.80 Acres

APPLICANT
 BOARD OF EDUCATION

AGENT

PROPERTY OWNER
 BOARD OF EDUCATION

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

NRI-EL-2025-0024

ACCEPTED DATE : 10/31/2025
STATUS : Approved

ACCEPTED IN SPECIFIED RANGE

 LANE MANOR COMMUNITY PARK PLAYGROUND RENOVATIONS; PLAYGROUND RENOVATION AND UPGRADES FOR ADA ACCESS; SOUTHEAST OF INTERSECTION OF UNIVERSITY BOULEVARD AND WEST PARK DRIVE

 7601 WEST PARK DRIVE, HYATTSVILLE, MD 20783

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	32-F3, 32-F4, 32-E4, 32-E3	200 SHEET:	209NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68, 65, 66	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

APA: N/A

ZONING:

 ROS 34.05 Acres
 Total: **34.05** Acres

APPLICANT
 M-NCPPC

AGENT

PROPERTY OWNER
 M-NCPPC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-EL-2025-0025

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/24/2025
STATUS : Approved

POTOMAC LANDING ELEMENTARY SCHOOL MODULAR BUILDING; INSTALLATION OF MODULAR CLASSROOM AND ADA ACCESS.; NORTHEAST CORNER OF FORT WASHINGTON ROAD AND EAST TANTALLON DRIVE

12500 FORT WASHINGTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	131-F4, 131-F3	200 SHEET:	216SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

APA: N/A

ZONING:

RSF-95 10.00 Acres
 Total: **10.00** Acres

APPLICANT
 PRINCE GEORGE'S COUNTY PUBLIC
 SCHOOLS

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF
 EDUCATION

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

NRI-EL-2025-0026

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/30/2025
STATUS : Approved

DOE CWP - BLADENSBURG HIGH SCHOOL; OUTDOOR LEARNING SPACE WITH EDUCATIONAL RAIN GARDEN.; APPROXIMATELY 0.01 MILES SOUTH OF THE INTERSECTION OF 57TH AVENUE AND 58TH AVENUE.

4200 57TH AVENUE, BLADENSBURG, MD 20710

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	50-F2, 50-F3	200 SHEET:	205NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

APA: N/A

ZONING:

RSF-65 21.40 Acres
 Total: **21.40** Acres

APPLICANT
 PRINCE GEORGE'S COUNTY -
 DEPARTMENT OF ENVIRONMENT C/O
 CORVIAS

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF
 EDUCATION

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

PPS-2022-009

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 6/9/2025
STATUS : Approved
APPROVED DATE: 10/09/2025

TULIP MEADOWS; 29 LOTS AND 5 PARCELS FOR TOWNHOUSE DEVELOPMENT.; NORTHEAST QUADRANT OF SHERIFF ROAD AND BELLE HAVE DRIVE.

7210 SHERIFF ROAD, HYATTSVILLE, 20785

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

29	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-E4	200 SHEET:	203NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
5	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

LEGACY - PRELIMINARY PLAN OF SUBDIVISION

APA: N/A

ZONING:

RMF-20 (RESIDENTIAL, MULTIFAMILY-20	1.96 Acres
Total:	1.96 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20		1.96

APPLICANT
 GA WASHINGTON, LLC

AGENT

PROPERTY OWNER
 GA WASHINGTON, LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PPS-2024-008

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 8/4/2025

STATUS : Approved

APPROVED DATE: 10/09/2025

MELLWOOD HILLS; MELLWOOD HILLS; APPROXIMATELY 350 FEET SOUTH OF THE INTERSECTION OF ANTOCK PLACE AND DOWER HOUSE ROAD, AT THE TERMINUS OF MATHEW ROAD AND DOWER HOUSE ROAD .

, UPPER MARLBORO,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

12	LOTS	12	UNITS DETACHED	TAX MAP & GRID:	108-F2, 109-A2	200 SHEET:	210SE09, 209SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
3	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	12	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
MAJOR RESIDENTIAL

APA: N/A

ZONING:		Zoning Acreage Breakdown		
		Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)	10.54 Acres		R-R (RESIDENTIAL, RURAL)	10.54
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	10.54 Acres	RR (RESIDENTIAL, RURAL)		10.54
Total:	21.08 Acres	MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	10.54

APPLICANT
RELIABLE REAL ESTATE SERVICES, LLC

AGENT

PROPERTY OWNER
RELIABLE REAL ESTATE SERVICES, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

PPS-2024-010

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 8/4/2025
STATUS : Pending
APPROVED DATE: 10/09/2025

COVINGTON OAKS; ONE PARCEL FOR 48 TWO-FAMILY CONDOMINIUM DWELLING UNITS.; NORTH SIDE OF ELDER OAKS, BLVD., APPROXIMATELY 300 FEET EAST OF ITS INTERSECTION WITH EXCALIBUR ROAD

3610 ELDER OAKS BOULEVARD, BOWIE, 20716

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-D3	200 SHEET:	205NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
1	PARCELS	48	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	48	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 LEGACY - PRELIMINARY PLAN OF SUBDIVISION

APA: N/A

ZONING:

RMF-20 (RESIDENTIAL, MULTIFAMILY-20	2.34 Acres
Total:	2.34 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-20 (RESIDENTIAL, MULTIFAMILY-20		2.34
	C-O (COMMERCIAL OFFICE)	2.34

APPLICANT

☐

AGENT

PROPERTY OWNER

☐

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PPS-2024-013

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 6/9/2025

STATUS : Approved

APPROVED DATE: 10/02/2025

THE MARION; THE MARION; ON THE NORTHEAST QUADRANT OF THE INTERSECTION OF MD 214 (CENTRAL AVENUE) AND HILL ROAD.

7500 CENTRAL AVENUE, HYATTSVILLE,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

35	LOTS	35	UNITS DETACHED	TAX MAP & GRID:	66-F4, 67-A4	200 SHEET:	201NE07, 201SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
6	PARCELS	405	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	440	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		5,000	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:	APA: N/A
MAJOR NON-RESIDENTIAL	

ZONING:		Zoning Acreage Breakdown		
		Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	26.17 Acres	MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	C-O (COMMERCIAL OFFICE)	26.17
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	26.17 Acres	RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	26.17 Acres	MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
CGO (COMMERCIAL, GENERAL AND OFFICE)	26.17 Acres	CGO (COMMERCIAL, GENERAL AND OFFICE)	C-O (COMMERCIAL OFFICE)	26.17
Total:	104.68 Acres			

APPLICANT	AGENT	PROPERTY OWNER
MCNAMEE HOSEA P.A.		MIDDLEBURG REAL ESTATE PARTNERS, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

PPS-2025-002

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Pending

CORNERSTONE COMMONS; CORNERSTONE COMMONS; NORTH SIDE OF CENTRAL AVENUE APPROXIMATELY 850 FEET WEST OF ITS INTERSECTION WITH HILL ROAD.

7230 CENTRAL AVENUE, CAPITOL HEIGHTS,

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-E4, 66-F4	200 SHEET:	201NE07, 201SE07, 201NE06
0	OUTLOTS	186	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 MAJOR RESIDENTIAL

APA: N/A

ZONING:

RMF-20 (RESIDENTIAL, MULTIFAMILY-20	29.77 Acres
Total:	29.77 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18C (MULTIFAMILY MEDIUM DENSITY RESIDENTIAL COND	29.77
RMF-20 (RESIDENTIAL, MULTIFAMILY-20		29.77

APPLICANT
 NVR, INC.

AGENT

PROPERTY OWNER
 NEW LIFE WORSHIP CENTER ASSEMBLY OF GOD, INC.

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0079

ACCEPTED DATE :

STATUS

: Pending

ACCEPTED IN SPECIFIED RANGE

OPEN HEART CHURCH OF CHRIST; PRELIMINARY PLAN TO ADD A 108'L X 60'W MULTI-PURPOSE CENTER TO AN EXISTING CHURCH BLDG; LOCATED (1) MILE WEST OF THE INTERSECTION OF SILVER HILL ROAD AND WALKER MILL ROAD

5701 WALKER MILL ROAD, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-A1, 81-B1	200 SHEET:	203SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

PRE-APPLICATION

APA: N/A

ZONING:		Zoning Acreage Breakdown		
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	3.69 Acres	Current Zoning	Prior Zoning	Zoning Acreage
Total:	3.69 Acres	RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		3.69

APPLICANT

DIGITERRA DESIGN, LLC

AGENT

PROPERTY OWNER

OPEN HEART CHURCH OF CHRIST

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

PRE-APP-2025-0084

ACCEPTED DATE :
STATUS : Pending

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

 MELLWOOD HILLS; 12 LOTS AND 3 PARCELS FOR DEVELOPMENT OF 12 SINGLE-FAMILY DETACHED RESIDENTIAL DWELLING UNITS; APPROXIMATELY 350 FEET SOUTH OF THE INTERSECTION OF ANTOCK PLACE AND DOWER HOUSE ROAD, AT THE TERMINUS OF MATHEW ROAD AND DOWER HOUSE ROAD .

 7202 CAVE ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	108-F2	200 SHEET:	210SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 PRE-APPLICATION

APA: N/A

ZONING:		Zoning Acreage Breakdown		
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	9.08 Acres	Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)	9.08 Acres	MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		9.082
Total:	18.16 Acres	RR (RESIDENTIAL, RURAL)		9.082

APPLICANT
 ELITE ENGINEERING

AGENT

PROPERTY OWNER
 RELIABLE REAL ESTATE SERVICES, LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0085

ACCEPTED DATE :

STATUS

ACCEPTED IN SPECIFIED RANGE

REVISION OF SPECIAL EXCEPTION FOR TIRE HALL INC.; PROPOSED REVISION OF SPECIAL EXCEPTION FOR TIRE HALL INC.; 6127 CENTRAL AVENUE CAPITOL HEIGHTS MD 20743

6127 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-B1	200 SHEET:	201SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

PRE-APPLICATION

APA: N/A

ZONING:	Zoning Acreage Breakdown		
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	Current Zoning	Prior Zoning	Zoning Acreage
Total: Acres	RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		

APPLICANT

TIRE HALL INC

AGENT

PROPERTY OWNER

TIRE HALL INC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0086

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

SUNHAVEN APARTMENTS; RENOVATIONS TO THE EXISTING APARTMENT BUILDING ON THE PROPERTY AND CONSTRUCTION OF A NEW 36-UNIT APARTMENT BUILDING ALONG WITH ASSOCIATED SITE IMPROVEMENTS, STORMWATER MANAGEMENT, AND UTILITIES.; 1405-1409 DOEWOOD LN, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

1405 DOEWOOD LANE LANE, CAPITOL HEIGHTS, MD 20743

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	58-E4, 65-E1	200 SHEET:	202NE04, 202NE05
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 PRE-APPLICATION

APA: N/A

ZONING:		Zoning Acreage Breakdown		
RMF-20 (RESIDENTIAL, MULTIFAMILY-20	3.68 Acres	Current Zoning	Prior Zoning	Zoning Acreage
Total:	3.68 Acres	RMF-20 (RESIDENTIAL, MULTIFAMILY-20		3.68

APPLICANT
 A. MORTON THOMAS & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 THE NHP FOUNDATION

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

PRE-APP-2025-0087

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

SPECIAL EXCEPTION PARKING COMMERCIAL VEHICLES; APPLICANT, K AND A LANDSCAPING, IS LOOKING FOR A SPECIAL EXCEPTION TO SECTION 27-5400(VV) TO ALLOW FOR THE PARKING OF COMMERCIAL VEHICLES ON THE PROPERTY LOCATED AT 9443 MERKEL FARMS RD, BOWIE 20715. THE PROPERTY IS ZONED R-A WITH A RESIDENTIAL USE. ...; APPLICATION FOR SPECIAL EXCEPTION TO ALLOW FOR PARKING OF COMMERCIAL VEHICLES AT 9443 MERKEL FARMS ROAD, BOWIE, MARYLAND 20715, ZONED RA.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

9443 MERKEL FARMS ROAD ROAD, BOWIE, MD 20715

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	22-F4	200 SHEET:	212NE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 PRE-APPLICATION

APA: N/A

ZONING:

AR (AGRICULTURAL-RESIDENTIAL)	2.12 Acres
Total:	2.12 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		2.12

APPLICANT
 KARLA GARCIA

AGENT

PROPERTY OWNER
 K AND A LANDSCAPING, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

PRE-APP-2025-0088

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

ECHELON AVANT GARDE MORTUARY PROFESSIONALS, P.A.; CURRENT STORAGE WAREHOUSE, TO CHANGE OF USE OF OCCUPANCY TO A FUNERAL HOME, FUNERAL PARLOR OR UNDERTAKING ESTABLISHMENT, A SPECIAL EXCEPTION OF THE PROPOSED USE; 4719 ADDISON ROAD, SUITE 100, CAPITOL HEIGHTS, MARYLAND 20743

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

LATITUDE
 38.9104806
 LONGITUDE
 -76.9248891

LATITUDE
 N
 38° 54' 37.731"
 LONGITUDE
 W
 76° 55' 29.5998"

JEMAL'S WONDER OUTLET, LLC
 THE SUBJECT PROPERTY IS LOCATED AT LIBER 29229, FOLIO 564, SECTION 02, MAP 058, BLOCK M, GRID 4, PROPERTY DESCRIPTION LOTS 6, 7, 8, 6.7.8.9, I, MPSON 6 THRU 15.

4719 ADDISON ROAD, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-E4	200 SHEET:	202NE04, 202NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 PRE-APPLICATION

APA: N/A

ZONING:

CS (COMMERCIAL, SERVICE) 0.41 Acres
 Total: **0.41** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CS (COMMERCIAL, SERVICE)		0.41

APPLICANT
ECHELON AVANT GARDE MORTUARY
PROFESSIONALS P.C.

AGENT

PROPERTY OWNER
JEMAL'S OUTLET WONDER L.L.C.

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0089

ACCEPTED DATE :

STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

NORDSTROM DISTRIBUTION CENTER PARKING EXPANSION; THE PROPOSED PROJECT IS A TRAILER PARKING EXPANSION TO AN EXISTING WAREHOUSE FACILITY. THIS APPLICATION IS FOR PHASE 2 OF THE PROJECT; PHASE 1 IS UNDER REVIEW AS SDP-8704-04 UNDER DIRECTOR LEVEL APPROVAL.; 839 COMMERCE DRIVE, UPPER MARLBORO

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

839 COMMERCE DRIVE, UPPER MARLBORO, MD 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	77-B3, 77-B2, 77-C2, 77-C3	200 SHEET:	202SE14
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	74A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	7	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

AUTHORITY:

PRE-APPLICATION

APA: N/A

ZONING:

IH	27.85 Acres
Total:	27.85 Acres

APPLICANT

JONATHAN AREVALO

AGENT

PROPERTY OWNER

NORDSTROM INC.

Page 71 of 128

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0091

ACCEPTED DATE :

STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

FOUNDATION SCHOOL; PROPOSE A CHANGE OF USE TO A PROPOSED PRIVATE SCHOOL.; EAST SIDE OF BRIGHTSEAT ROAD AND 3/4 MILE NORTH OF CENTRAL AVENUE. HYATTSVILLE, MD 20785

1001 BRIGHTSEAT ROAD, HYATTSVILLE, MD 20785

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS

0

OUTLOTS

0

PARCELS

0

OUTPARCELS

0

UNITS DETACHED

0

UNITS ATTACHED

0

UNITS MULTIFAMILY

0

TOTAL UNITS

0

GROSS FLOOR AREA (SQ FT)

0

TAX MAP & GRID:

67-C2, 67-D1, 67-D2, 67-C1

PLANNING AREA:

72

ELECTION DISTRICT:

13

POLICE DIVISION:

III

200 SHEET:

202NE08

COUNCILMANIC DISTRICT:

5

TIER:

1

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

AUTHORITY:

PRE-APPLICATION

ZONING:

IE (INDUSTRIAL, EMPLOYMENT)

5.21 Acres

Total:

5.21 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
IE (INDUSTRIAL, EMPLOYMENT)		5.21

APA: N/A

APPLICANT

SOLTESZ LLC

AGENT

PROPERTY OWNER

GUARDIAN FUND II -CENTREPOINTE, LLC

Page 72 of 128

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0092

ACCEPTED DATE :
STATUS : Pending

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

THE VILLAGES AT BRANDYWINE; THE SUBJECT PROPERTY CONSISTS OF 23.94 ACRES OF LAND KNOWN AS LOTS 1-16 AND PARCEL A. THE PROPERTY IS ZONED RR, RESIDENTIAL RURAL. THE APPLICANT PROPOSES A PRELIMINARY PLAN OF SUBDIVISION FOR 42 LOTS AND ONE PARCEL FOR THE ULTIMATE CONSTRUCTION OF 42...; 402 FT SOUTH OF THE INTERSECTION OF RISON DRIVE AND OWENS WAY

8000 RISON DRIVE, BRANDYWINE, MD 20613

0

LOTS

0 UNITS DETACHED

0

OUTLOTS

0 UNITS ATTACHED

0

PARCELS

0 UNITS MULTIFAMILY

0

OUTPARCELS

0 TOTAL UNITS

0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 135-A4

PLANNING AREA: 85A

ELECTION DISTRICT: 11

POLICE DIVISION: V

200 SHEET: 216SE07, 217SE07

COUNCILMANIC DISTRICT: 9

TIER: 2

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

AUTHORITY:
PRE-APPLICATION

ZONING:

RR23.94 Acres

Total: 23.94 Acres

APA: N/A

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC

AGENT

PROPERTY OWNER
WORKHORSE RESIDENTIAL, LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0093

ACCEPTED DATE :
STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

 IGLESIA EVANGELICA APOSTOLES CHURCH; REQUEST FOR APPROVAL OF A DETAILED SITE PLAN APPLICATION FOR A PLACE OF WORSHIP ON PROPERTY CONSISTING OF 1-2 ACRES.; ON THE WEST SIDE OF RIGGS ROAD, APPROXIMATELY 600 FEET NORTH OF I 495 (CAPITAL BELTWAY)

 ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

10050 RIGGS ROAD, HYATTSVILLE, MD 20783

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	17-E4	200 SHEET:	212NE03, 212NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 PRE-APPLICATION

APA: N/A

ZONING:

RR (RESIDENTIAL, RURAL)	1.15 Acres
Total:	1.15 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RR (RESIDENTIAL, RURAL)	R-R (RESIDENTIAL, RURAL)	1.15

APPLICANT
 REES BROOME, PC

AGENT

PROPERTY OWNER
 IGLESIA EVANGÉLICA APÓSTOLES Y PROFETAS

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

PRE-APP-2025-0094

ACCEPTED DATE :

STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

LOTTSFORD VISTA TOWNHOMES; RESIDENTIAL DEVELOPMENT OF APPROXIMATELY 29 TOWNHOME UNITS.; JUST NORTH OF JOHN HANSON MEMORIAL HIGHWAY AND JUST EAST OF LOTTSFORD VISTA ROAD.

4211 LOTTSFORD VISTA ROAD, BOWIE, MD 20720

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	53-A2, 53-A1, 53-B2	200 SHEET:	206NE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
PRE-APPLICATION

APA: N/A

ZONING:
RSF-A (RESIDENTIAL, SINGLE- FAMILY ATTACHED)
Total: 2.50 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		2.5

APPLICANT
LANDESIGN, INC.

AGENT

PROPERTY OWNER
F2 SOLUTIONS, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

SDP-2025-0014

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

FOREST HILLS; THE PROJECT IS TO DEVELOP APPROXIMATELY 112 SINGLE FAMILY DETACHED LOTS, AS SHOWN ON THE APPROVED RECORDED SUBDIVISION PLAT. THE PURPOSE FOR THE SUBMITTAL IS TO REVISE FINAL ENGINEERING PLANS.; THE SUBJECT PROPERTY IS LOCATED BOTH EAST AND WEST SIDES OF LARGO ROAD (MARYLAND ROUTE 202), APPROXIMATELY 1,726 FEET SOUTH OF KENT DRIVE.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

14313 RUBENS COURT, UPPER MARLBORO, MD 20772

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

AUTHORITY:
 BOARD LEVEL

APA: N/A

ZONING:

LCD 103.27 Acres
 Total: **103.27** Acres

APPLICANT
 DEWBERRY

AGENT

PROPERTY OWNER
 GREENWOOD PARK, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

SDP-2206-01

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/13/2025
STATUS : Pending

NATIONAL CAPITAL BUSINESS PARK PARCELS 7,8, & 9; TO DEVELOP THE NATIONAL CAPITAL BUSINESS PARK PARCELS 7, 8,9 WITH A 358,450 SF INDUSTRIAL BUILDING.; LOCATED APPROXIMATELY 3,200 FEET WEST OF THE INTERSECTION OF LEELAND ROAD AND US 301 (ROBERT S. CRAIN HIGHWAY)

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

14980 LEELAND ROAD, UPPER MARLBORO, 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	77-A4, 77-A3, 76-F3, 76-F4	200 SHEET:	203SE13, 202SE13
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	4
3	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	74A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	7	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

AUTHORITY:
 AMENDMENT - DIRECTOR LEVEL

APA: N/A

ZONING:

IH (INDUSTRIAL, HEAVY)	29.17 Acres
Total:	29.17 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
IH (INDUSTRIAL, HEAVY)		29.17
	E-I-A (EMPLOYMENT AND INSTITUTIONAL AREA)	29.17

APPLICANT
 NCBP PROPERTY, LLC.

AGENT

PROPERTY OWNER
 NCBP PROPERTY, LLC.

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

SDP-2402

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 8/11/2025
STATUS : Accepted
APPROVED DATE: 10/23/2025

WOODSIDE RESERVE - EAST; DEVELOPMENT OF PHASE II CONSISTING OF 260 SINGLE-FAMILY DETACHED HOMES, WITH THE ASSOCIATED INFRASTRUCTURE IMPROVEMENTS; ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 3,750 FEET WEST OF ITS INTERSECTION WITH RITCHIE-MARLBORO ROAD.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

10001 WESTPHALIA ROAD, UPPER MARLBORO,

260	LOTS	260	UNITS DETACHED	TAX MAP & GRID:	90-F1, 82-F4, 83-A4, 91-A1	200 SHEET:	204SE09, 205SE09
0	OUTLOTS	117	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
14	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	78	TIER:	2
2	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

AUTHORITY:

LEGACY - SPECIFIC DESIGN PLAN

APA: N/A

ZONING:

MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	53.36 Acres
LCD (LEGACY COMPREHENSIVE DESIGN)	53.36 Acres
Total:	106.72 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	53.36
	M-I-O (MILITARY INSTALLATION OVERLAY)	53.36
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		53.36
LCD (LEGACY COMPREHENSIVE DESIGN)		53.36

APPLICANT
 DEWBERRY

AGENT

PROPERTY OWNER
 GREENWAY RESIDENTIAL, INC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

SDP-2501

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 7/7/2025
STATUS : Pending
APPROVED DATE: 10/09/2025

SADDLE RIDGE; SPECIFIC DESIGN PLAN - ARCHITECTURE (RESIDENTIAL COMMUNITY); ON THE NORTH SIDE OF MD 373 (ACCOKEEK ROAD), APPROXIMATELY 0.75 MILES WEST OF ITS INTERSECTION WITH MD 5 (BRANCH AVENUE), AND SOUTH OF FLORAL PARK ROAD.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

6500 ACCOKEEK ROAD, BRANDYWINE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	144-C1, 144-C2	200 SHEET:	217SE06, 218SE06 and 219SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 BOARD LEVEL

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN) 289.01 Acres
 Total: **289.01** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		289.01
	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	289.01

APPLICANT
 D.R.HORTON, INC.

AGENT

PROPERTY OWNER
 WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

SDP-2503

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 6/30/2025
STATUS : Approved
APPROVED DATE: 10/09/2025

DOBSON FARMS; ARCHITECTURE (RESIDENTIAL COMMUNITY); ON THE SOUTH SIDE OF MCKENDREE ROAD
 APPROXIMATELY 1,400 FEET WEST OF ITS INTERSECTION WITH ROBERT CRAIN HIGHWAY

16305 MCKENDREE ROAD, BRANDYWINE,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

1,024	LOTS	678	UNITS DETACHED	TAX MAP & GRID:	164-B2, 164-A3, 164-B3, 164-A2	200 SHEET:	221SE05, 221SE06, 222SE05, 222SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	346	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2, 3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES, RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 BOARD LEVEL

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN) 581.00 Acres
 Total: **581.00** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	581
LCD (LEGACY COMPREHENSIVE DESIGN)		581

APPLICANT
 D.R.HORTON, INC.

AGENT

PROPERTY OWNER
 WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP1-2025-0028

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

GLENN DALE RESERVE; SIX PARCELS FOR 134 CONDOMINIUM RESIDENTIAL DWELLING UNITS; LOCATED ALONG LANHAM SEVERN ROAD (MD-654) NORTHEAST OF INTERSECTION WITH GLENN DALE BLVD (MD-193) IN GLENN DALE, MD

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

LANHAM SEVERN RD, GLENN DALE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	36-D2, 36-C1, 36-C2, 36-D1	200 SHEET:	210NE10
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP1 - COMPANION

APA: N/A

ZONING:

CGO	26.06 Acres
Total:	26.06 Acres

APPLICANT
 DEWBERRY

AGENT

PROPERTY OWNER
 SH LANHAM, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP1-2025-0029

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

4110 SUIT ROAD; 190,392 SF WAREHOUSE, 161 VEHICLE PARKING SPACES & 34 TRACTOR TRAILER SPACES;
 LOCATED SOUTHWEST OF THE END OF SUIT ROAD. ACROSS FROM SUITLAND PARKWAY ON THE NORTHSIDE.

4110 SUIT ROAD, DISTRICT HEIGHTS, MD 20747

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-F3, 89-E2, 89-F2, 89-E3	200 SHEET:	206SE07
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	75A	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	6	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VIII		

AUTHORITY:
 TCP1 - COMPANION

APA: N/A

ZONING:

IE	13.48 Acres
Total:	13.48 Acres

APPLICANT
 GLW

AGENT

PROPERTY OWNER
 OPEN INDUSTRIAL

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP1-2025-0030

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/13/2025
STATUS : Pending

MORTON FARM; A PUBLIC BENEFIT CONSERVATION SUBDIVISION FOR 140 LOTS AND 5 PARCELS FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT.; ON THE EAST SIDE OF LIVINGSTON ROAD, NORTH OF ITS INTERSECTION WITH TERESA DRIVE IN ACCOKEEK

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

LIVINGSTON RD, ACCOKEEK,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	161-C1, 161-B1	200 SHEET:	221SW01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	83	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP1 - COMPANION

APA: N/A

ZONING:

RR	84.51 Acres
Total:	84.51 Acres

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES,
 INC.

AGENT

PROPERTY OWNER
 ALFRED & PAULINE MORTON

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP1-2025-0031

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 9/15/2025
STATUS : Pending

BEECHTREE; THE DEVELOPMENT OF APPROXIMATELY 139 SINGLE FAMILY ATTACHED RESIDENTIAL UNITS AND APPROXIMATELY 15,000 SQUARE FOOT OF COMMERCIAL/RETAIL USE IN THE CGO ZONE.; SOUTHWEST QUADRANT OF THE INTERSECTION OF LEELAND ROAD AND ROBERT CRAIN HIGHWAY

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

2120 HIGH STREET, UPPER MARLBORO,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	85-C1, 85-C2	200 SHEET:	203SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP1 - COMPANION

APA: N/A

ZONING:	
CGO	19.69 Acres
Total:	19.69 Acres

APPLICANT
ATCS

AGENT

PROPERTY OWNER
ATTAR ENTERPRISES, LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP1-2025-0032

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Pending

CORNERSTONE COMMONS; PRELIMINARY PLAN OF SUBDIVISION, CERTIFICATE OF ADEQUACY, AND DETAILED SITE PLAN TO ACCOMMODATE FOR THE DEVELOPMENT OF APPROXIMATELY 186 SINGLE FAMILY ATTACHED UNITS; NORTH SIDE OF CENTRAL AVENUE APPROXIMATELY 850 FEET WEST OF ITS INTERSECTION WITH HILL ROAD.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

7230 CENTRAL AVENUE, CAPITOL HEIGHTS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-E4	200 SHEET:	201SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	7
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP1 - COMPANION

APA: N/A

ZONING:
 RMF-20 29.32 Acres
 Total: **29.32 Acres**

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 NEW LIFE WORSHIP CENTER ASSEMBLY
 OF GOD, INC.

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0026

ACCEPTED DATE : 10/23/2025

STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

TCP2-192-91 COLLEGE PARK AIRPORT; REVISE TCP2-192-91; NW QUADRANT OF CHICAGO AVENUE AND CALVERT AVENUE

1985 CORPORAL FRANK S SCOTT DRIVE, COLLEGE PARK, MD 20740

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS

0

UNITS DETACHED

OUTLOTS

0

UNITS ATTACHED

PARCELS

0

UNITS MULTIFAMILY

OUTPARCELS

0

TOTAL UNITS

0

GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID:

33-E4, 33-F4

PLANNING AREA:

66

ELECTION DISTRICT:

21

POLICE DIVISION:

I

200 SHEET:

208NE05, 209NE05

COUNCILMANIC DISTRICT:

3

TIER:

1

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

AUTHORITY:

TCP2 - STAND ALONE

ZONING:

AG2.00 Acres

Total:2.00 Acres

APPLICANT

SOLTESZ

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0040		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE : 10/7/2025		WALKER MILL BUSINESS PARK, LOT 20; CONSTRUCTION OF A WAREHOUSE AND ASSOCIATED PARKING AREA.;			
STATUS : Pending		LOCATED WEST OF OF THE INTERSECTION OF ROCHELL AVENUE AND HAZELWOOD DRIVE.			
ZONING ORDINANCE: PRIOR ZONING		1500 ROCHELL AVENUE, CAPITOL HEIGHTS, MD 20743			
ORDINANCE & SUBDIVISION REGULATIONS					
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	73-B4, 73-C4	200 SHEET: 203SE06, 202SE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75B	COUNCILMANIC DISTRICT: 7
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER: 1
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)			

AUTHORITY:
TCP2 - STAND ALONE

APA: N/A

ZONING:	
IE	9.79 Acres
Total:	9.79 Acres

APPLICANT
HUNTER MICHAEL

AGENT

PROPERTY OWNER
☐

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP2-2025-0055

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/10/2025
STATUS : Pending

S-33 AND O-08 STREAM RESTORATION PROJECT; S-33 AND O-08 STREAM RESTORATION PROJECT - TCP2/VARIANCE; EAST OF CHERRYFIELD RD, WEST OF MIDDLEFIELD TERRACE, AND NORTH OF LANHAM LN. MIDDLEFIELD TERRACE, FORT WASHINGTON, MARYLAND.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

6619 MIDDLEFIELD ROAD, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-C1	200 SHEET:	209SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP2 - STAND ALONE

APA: N/A

ZONING:

RR	6.88 Acres
Total:	6.88 Acres

APPLICANT
 CENTURY ENGINEERING A KLEINFELDER
 COMPANY LLC

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY -
 DEPARTMENT OF THE ENVIRONMENT

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0059

ACCEPTED DATE : 10/9/2025
STATUS : Pending

ACCEPTED IN SPECIFIED RANGE

KENILWORTH INTERCHANGE INDUSTRIAL PARK; CONTRACTOR STORAGE YARD.; LOCATED SOUTHEAST OF THE INTERSECTION OF SCHUSTER DRIVE AND LYDELL ROAD.

4711 LYDELL ROAD, HYATTSVILLE, MD 20781

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-E2	200 SHEET:	204NE04, 204NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP2 - STAND ALONE

APA: N/A

ZONING:

IE 1.90 Acres
Total: **1.90** Acres

APPLICANT
HUNTER MICHAEL

AGENT

PROPERTY OWNER
☐

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0068		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE :		GLORIOUS SUBDIVISION; CREATION OF 27 SINGLE-FAMILY DETACHED DWELLINGS; 0 FT FROM THE			
STATUS : Pending		INTERSECTION OF BRANDYWINE ROAD AND THRIFT ROAD			
ZONING ORDINANCE: PRIOR ZONING		10050 BRANDYWINE ROAD, CLINTON, MD 20735			
ORDINANCE & SUBDIVISION REGULATIONS					
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	125-D2, 125-C2, 125-C1, 125-D1	200 SHEET: 213SE06
0	OUTLOTS	0 UNITS ATTACHED			COUNCILMANIC DISTRICT: 9
0	PARCELS	0 UNITS MULTIFAMILY	PLANNING AREA:	81A	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	9	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	V	
AUTHORITY: TCP2 - STAND ALONE		APA: N/A			
ZONING: RSF-9510.42 Acres Total:10.42 Acres					
APPLICANT CAPITOL DEVELOPMENT DESIGN INC		AGENT		PROPERTY OWNER GABRIEL AKEM	

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP2-2025-0069

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 6/30/2025
STATUS : Pending

DOBSON FARMS; SPECIFIC DESIGN PLAN - PHASE 1(RESIDENTIAL COMMUNITY); 16305 MCKENDREE ROAD
 16305 MCKENDREE RD, BRANDYWINE, MD

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	164-E1	200 SHEET:	221SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP2 - COMPANION

APA: N/A

ZONING:
 LCD (LEGACY COMPREHENSIVE DESIGN) 581.00 Acres
 Total: **581.00** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		581
	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	581

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 WALTON MARYLAND, LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0070

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 9/29/2025
STATUS : Pending

FREEWAY AIRPORT; 297 SINGLE-FAMILY DETACHED LOTS AND ASSOCIATED INFRASTRUCTURE.; LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CHURCH ROAD AND US 50 (JOHN HANSON HIGHWAY).

3900 CHURCH ROAD, BOWIE,

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	54-C3	200 SHEET:	205NE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP2 - COMPANION

APA: N/A

ZONING:
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED) 131.50 Acres
Total: **131.50** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		131.5
	R-A (RESIDENTIAL-AGRICULTURAL)	131.5

APPLICANT
DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
ST. JOHN PROPERTIES, INC.

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0071		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE : 9/29/2025		MARYLAND 95 CORPORATE PARK; SUBDIVISION OF EXISTING BUILDING LOT TO ADD ONE LOT WITH TWO			
STATUS : Pending		PROPOSED BUILDINGS: DAYCARE AND DRIVE-THRU RESTAURANT; 14400 SWEITZER LANE			
ZONING ORDINANCE: PRIOR ZONING		14400 SWEITZER LANE, LAUREL, 20707			
ORDINANCE & SUBDIVISION REGULATIONS					
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	5-B4, 5-C4	200 SHEET: 218NE06, 219NE06
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT: 1
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	10	TIER: 2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)			
AUTHORITY: TCP2 - COMPANION					APA: N/A
ZONING: IE9.15 Acres Total:9.15 Acres					
APPLICANT		AGENT		PROPERTY OWNER	
DEWBERRY ENGINEERS INC				ST. JOHN PROPERTIES, INC.	

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP2-2025-0072

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

SOUTH FORESTVILLE STREAM RESTORATION; SOUTH FORESTVILLE PARK STREAM RESTORATION -
 TCP2/VARIANCE; SOUTH OF BELTZ DRIVE, NORTH OF SUITLAND PARKWAY

3711 NEARBROOK AVENUE, DISTRICT HEIGHTS, MD 20747

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-E2, 89-F2	200 SHEET:	206SE06, 206SE07, 205SE07, 205SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP2 - STAND ALONE

APA: N/A

ZONING:

ROS	2.39 Acres
Total:	2.39 Acres

APPLICANT
 CENTURY ENGINEERING A KLEINFELDER
 COMPANY LLC

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY DEPT OF THE
 ENVIRONMENT

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP2-2025-0073

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/21/2025
STATUS : Pending

HENSON CREEK TRIBUTARY S-9 STREAM RESTORATION; HENSON CREEK TRIBUTARY S-9 STREAM RESTORATION - TCP2/VARIANCE; PROJECT LOCATED BETWEEN WESSON DRIVE AND JOHN STREET

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-C4, 89-B4, 89-C3, 89-B3	200 SHEET:	206SE05, 206SE06, 207SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP2 - STAND ALONE

APA: N/A

ZONING:

RSF-95	6.30 Acres
Total:	6.30 Acres

APPLICANT
 CENTURY ENGINEERING A KLEINFELDER
 COMPANY LLC

AGENT

PROPERTY OWNER



**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP2-2025-0074

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - A MULTIFAMILY BUILDING ON PARCEL 2 AND MODIFY THE COURTYARD; 5615 LITTLE BRANCH RUN, HYATTSVILLE, MD 20782

5615 LITTLE BRANCH RUN, HYATTSVILLE,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 207NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP2 - COMPANION

APA: N/A

ZONING:
 LTO-C 26.70 Acres
 Total: **26.70 Acres**

APPLICANT
 SOLTESZ LLC

AGENT

PROPERTY OWNER
 WHPC BLOCK 3, LLC & WHPC BLOCK 4, LLC,

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0075

ACCEPTED DATE : 9/22/2025

STATUS : Pending

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED IN SPECIFIED RANGE

FAIRVIEW; FAIRVIEW - DEVELOPMENT OF 65 SINGLE-FAMILY ATTACHED DWELLINGS; IN THE NORTHEAST QUADRANT OF INTERSECTION OF I-95/495 (CAPITAL BELTWAY) AND MD 704 (MARTIN LUTHER KING JR. BOULEVARD)

8901 Fairview Avenue, Lanham, MD 20706

LOTS

0 OUTLOTS

0 PARCELS

0 OUTPARCELS

0 UNITS DETACHED

0 UNITS ATTACHED

0 UNITS MULTIFAMILY

0 TOTAL UNITS

0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 52-C3

PLANNING AREA: 73

ELECTION DISTRICT: 20

POLICE DIVISION: II

200 SHEET: 205NE08

COUNCILMANIC DISTRICT: 5

TIER: 2

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

AUTHORITY:

TCP2 - COMPANION

ZONING:

CGO7.65 Acres

Total:7.65 Acres

APA: N/A

APPLICANT

LANDTECH

AGENT

PROPERTY OWNER

DD LAND HOLDING

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0076

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS

: Pending

LAMONT HINTON - PERMIT # RES-09731-2025; ; ROUTE 301 AND OLD INDIAN HEAD ROAD

10209 BROOKHAVEN LANE LANE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	127-F2	200 SHEET:	213SE11
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - STAND ALONE

APA: N/A

ZONING:

RR	0.41 Acres
Total:	0.41 Acres

APPLICANT

WADE POOLS & LANDSCAPE DESIGN, LLC

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0077

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/30/2025
STATUS : Pending

PRESERVES AT WINGATE; THE PROPOSED DEVELOPMENT PROJECT IS TO ACQUIRE A SITE DEVELOPEMNT PERMIT FOR 18 SINGLE FAMILY DETACHED LOTS IN THE RE ZONE.
THE APPLICANT IS SUBMITTING THIS TCP2 TO COMPLY WIHT THE FOREST CONSEEVATION LAW IN PRINCE GEORGE'S COUNTY MARYLAND.; SOUTHWEST FROM THE INTERSECTION OF SPRINGFIELD ROAD AND GOOD LUCK ROAD.

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

10911 GOOD LUCK ROAD ROAD, GLENN DALE, MD 20769

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	28-C3	200 SHEET:	211NE10
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

TCP2 - STAND ALONE

APA: N/A

ZONING:	
RE	22.40 Acres
Total:	22.40 Acres

APPLICANT

CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER

☐

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0078	ACCEPTED IN SPECIFIED RANGE
ACCEPTED DATE : STATUS : Pending	BANK OF AMERICA AT WOODMORE TOWNE CENTRE; MINOR DIRECTOR LEVEL REVISION OF DETAILED SITE PLAN TO SUBSTITUTE A BANK OF AMERICA BRANCH BANK IN PLACE IF A FAST FOOD RESTAURANT AND INLINE RETAIL BUILDING.; NORTHWEST QUADRANT OF INTERSECTION OF ST. JOSEPH'S DRIVE AND RUBY LOCKHART BOULEVARD
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS	9400 RUBY LOCKHART BLVD, BOWIE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	60-E3	200 SHEET:	203NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP2 - COMPANION

APA: N/A

ZONING:

TAC-E	244.63 Acres
Total:	244.63 Acres

APPLICANT	AGENT	PROPERTY OWNER
CV, INC		UE WOODMORE TC LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

TCP2-2025-0079

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

LAKEVIEW AT BRANDYWINE LOT58; SINGLE LOT TCP2 REVISION FOR LOT 58.
 TO REMOVE 0.10 ACRE WOODLAND CONSERVATION EASEMENT AND SATISFIED VIA A PAYMENT OF A FEE-IN-LIEU.; SW OF THE ACCOKEEK ROAD AND BRANCH AVENUE INTERSECTION, WEST OF ROBERT CRAIN HWY

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

14313 OWINGS AVENUE, BRANDYWINE, MD 20613

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	144-F4	200 SHEET:	219SE07, 218SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 TCP2 - STAND ALONE

APA: N/A

ZONING:

RR	0.46 Acres
Total:	0.46 Acres

APPLICANT
 ATWELL

AGENT

PROPERTY OWNER
☐

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0080			ACCEPTED IN SPECIFIED RANGE				
ACCEPTED DATE :			CAROZZA PROPERTY; TCP2 FOR MIXED USE DEVELOPMENT WITH 199 TOWNHOUSES, 2 MULTIFAMILY BUILDINGS, AND 5 COMMERCIAL BUILDINGS; BETWEEN MD ROUTE 4 AND MARLBORO PIKE AT THE INTERSECTION OF MD 223 (WOODYARD RD) AND MD ROUTE 4 (PENNSYLVANIA AVE)				
STATUS : Pending							
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			10200 MARLBORO PIKE, UPPER MARLBORO, MD 20772				
	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-A2, 99-F2, 99-F1	200 SHEET:	207SE09, 208SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	77	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP2 - STAND ALONE

APA: N/A

ZONING:	
CGO	50.88 Acres
Total:	50.88 Acres

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
☐

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0081

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :

GOOD LUCK COMMUNITY CENTER; NEW COMMUNITY CENTER, PARKING AND AMENITY SPACES; 2000' EAST OF

STATUS : Pending

PRINCESS GARDEN PARKWAY ON GOOD LUCK ROAD

8601 GOOD LUCK ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING

ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	35-C4, 35-B4	200 SHEET:	208NE08, 209NE08
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	3
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP2 - STAND ALONE

APA: N/A

ZONING:	
RSF-95	10.14 Acres
Total:	10.14 Acres

APPLICANT
NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

TCP2-2025-0082

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

NATIONAL CAPITAL BUSINESS PARK; TCP2 REVISIONS FOR MODIFICATIONS ASSOCIATED WITH THE PMA AND RTE IMPACTS TO LEELAND ROAD; LEELAND ROAD AND OAK GROVE ROAD

14950 LEELAND ROAD ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	77-A3, 76-F3	200 SHEET:	202SE13
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
TCP2 - STAND ALONE

APA: N/A

ZONING:

IH20.15 Acres

Total:20.15 Acres

APPLICANT

JORDAN SEXTON

AGENT

PROPERTY OWNER

☐

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-APP-2025-0016

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/9/2025
STATUS : Accepted

712 61ST AVENUE, LOTS 47 & 48, BLOCK H; CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING.; APPROX. 333 FEET NORTHEAST OF INTERSECTION OF VETERANS MONUMENT PLACE WITH 61ST AVE

712 61ST AVENUE, CAPITOL HEIGHTS, 20743

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-A2, 66-A3	200 SHEET:	201NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
 APPLICATION

APA: N/A

ZONING:

RSF-65 0.13 Acres
 Total: **0.13** Acres

APPLICANT
 SEPTEMBER PROPERTIES, LLC

AGENT

PROPERTY OWNER
 WILLIANN MCDOWELL ETAL

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-APP-2025-0026

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/9/2025
STATUS : Accepted

NEW COVENANT CHURCH; CONSTRUCTION OF A GROUND MOUNT SOLAR ARRAY; SOUTHEAST OF THE
 INTERSECTION OF LAWRENCE STREET AND 37TH PLACE

3805 LAWRENCE STREET, BRENTWOOD, 20722

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-B1, 50-B4	200 SHEET:	204NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	4, 1, 4
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
 APPLICATION

APA: N/A

ZONING:

RSF-65 4.75 Acres
 Total: **4.75** Acres

APPLICANT
 NEW COLUMBIA SOLAR

AGENT

PROPERTY OWNER
 NEW COVENANT CHURCH OF THE LORD
 JESUS CHRIST

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

WCO-APP-2025-0029		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE : 10/21/2025		QUINTANA PROPERTY; CONSTRUCT (1) SINGLE-FAMILY DETACHED HOUSE.; LOCATED 1/8TH MILE SE OF			
STATUS : Accepted		COUNTY ROAD & WALKER MILL ROAD INTERSECTION.			
ZONING ORDINANCE: CURRENT ZONING		2008 COUNTY ROAD, DISTRICT HEIGHTS, MD 20747			
ORDINANCE & SUBDIVISION REGULATIONS					
	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-C1
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII
		0	GROSS FLOOR AREA (SQ FT)	200 SHEET:	203SE06
				COUNCILMANIC DISTRICT:	7
				TIER:	1
				GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
AUTHORITY: WOODLAND CONSERVATION ORDINANCE APPLICATION		APA: N/A			
ZONING: RMF-20 0.46 Acres Total: 0.46 Acres					
APPLICANT REGINALDO H QUINTANA		AGENT		PROPERTY OWNER REGINALDO H QUINTANA	

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-APP-2025-0030

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Accepted

BELTSVILLE VFD (STATION 831); BUILDING ADA ACCESS RENOVATIONS AND A BUILDING ADDITION. THE ADDITION IS TO INCLUDE A NEW STAIRWELL AND ELEVATOR, OUTSIDE OF THE EXISTING STATION FOOTPRINT.; SOUTH SIDE OF PRINCE GEORGES AVENUE, EAST OF TALBOT AVENUE, WEST OF QUEEN ANNE AVENUE.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

4911 PRINCE GEORGES AVENUE, BELTSVILLE, MD 20705

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	19-A1	200 SHEET:	214NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
 APPLICATION

APA: N/A

ZONING:

RR 0.95 Acres
 Total: **0.95** Acres

APPLICANT
 BELTSVILLE VOLUNTEER FIRE
 DEPARTMENT

AGENT

PROPERTY OWNER
 BELTSVILLE VOLUNTEER FIRE
 DEPARTMENT

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-APP-2025-0033

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Accepted

ROBERT GODDARD MIDDLE SCHOOL - MODULAR ADDITION; ADDITION OF MODULAR CLASSROOM AND NEW UTILITY CONSTRUCTION.; 2000 FT S OF GREENBELT ROAD

9850 GOOD LUCK ROAD, LANHAM, MD 20706

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	35-D2, 35-E2	200 SHEET:	210NE08, 209NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
 APPLICATION

APA: N/A

ZONING:

RSF-95 20.61 Acres
 Total: **20.61** Acres

APPLICANT
 PRINCE GEORGE'S COUNTY - BOARD OF
 EDUCATION

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF
 EDUCATION

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-APP-2025-0035

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/21/2025
STATUS : Accepted

SUNNYBROOK ADDITION; ADDITION TO EXISTING LIQUOR STORE IN A COMMERCIAL SHOPPING CENTER;
 LIVINGSTON ROAD AND INDIANHEAD HIGHWAY

9001 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	114-A3, 114-A2	200 SHEET:	212SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
 APPLICATION

APA: N/A

ZONING:

CGO, RR 2.20 Acres
 Total: **2.20** Acres

APPLICANT
 NARMADA KRUPA LLC

AGENT

PROPERTY OWNER
 NARMADA KRUPA LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-APP-2025-0036

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/30/2025
STATUS : Accepted

ELIZABETH HOMES; TO BUILD TWO (2) SINGLE-FAMILY DWELLINGS.; LOCATED AT THE SOUTHEAST QUADRANT OF THE LEONA STREET AND NEARBROOK AVENUE INTERSECTION.

7201 LEONA STREET, DISTRICT HEIGHTS, MD 20747

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-E1	200 SHEET:	205SE07, 205SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
 APPLICATION

APA: N/A

ZONING:

RSF-95 0.52 Acres
 Total: **0.52 Acres**

APPLICANT
 MICHAEL OSUNJIMI

AGENT

PROPERTY OWNER
 MICHAEL OSUNJIMI

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-APP-2025-0038

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/24/2025
STATUS : Accepted

POTOMAC LANDING ELEMENTARY SCHOOL MODULAR BUILDING; INSTALLATION OF MODULAR CLASSROOM AND ADA ACCESS; NORTHEAST CORNER OF FORT WASHINGTON ROAD AND EAST TANTALLON DRIVE

12500 FORT WASHINGTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	131-F4, 131-F3	200 SHEET:	216SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

WOODLAND CONSERVATION ORDINANCE
 APPLICATION

APA: N/A

ZONING:

RSF-95 10.00 Acres
 Total: **10.00** Acres

APPLICANT
 PRINCE GEORGE'S COUNTY PUBLIC
 SCHOOLS

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF
 EDUCATION

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-NE-2025-0047

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 9/24/2025
STATUS : Approved

GLENRIDGE ELEMENTARY SCHOOL - DEMOLITION PLAN; EXISTING BUILDING AND ALL IMPERVIOUS SURFACES TO BE DEMOLISHED. PROPERTY TO BE RETURNED TO A MEADOW CONDITION.; APPROXIMATELY 798 FEET WEST OF THE INTERSECTION OF ANNAPOLIS ROAD WITH VETERANS PARKWAY.

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

7200 GALLATIN STREET, HYATTSVILLE, 20784

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	43-D4, 51-D1	200 SHEET:	206NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:

RSF-95	14.80 Acres
Total:	14.80 Acres

APPLICANT
 BOARD OF EDUCATION

AGENT

PROPERTY OWNER
 BOARD OF EDUCATION

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

WCO-NE-2025-0048		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE : 10/9/2025		NEW COVENANT CHURCH; CONSTRUCTION OF A GROUND MOUNT SOLAR ARRAY; SOUTHEAST OF THE			
STATUS : Approved		INTERSECTION OF LAWRENCE STREET AND 37TH PLACE			
ZONING ORDINANCE: CURRENT ZONING		3805 LAWRENCE STREET, BRENTWOOD, 20722			
ORDINANCE & SUBDIVISION REGULATIONS					
	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-B1, 50-B4
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I
		0	GROSS FLOOR AREA (SQ FT)	200 SHEET:	204NE03
				COUNCILMANIC DISTRICT:	5
				TIER:	4, 1, 4
				GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
AUTHORITY: NUMBERED EXEMPTION (WCO-NE)		APA: N/A			
ZONING: RSF-65 4.75 Acres Total: 4.75 Acres					
APPLICANT NEW COLUMBIA SOLAR		AGENT		PROPERTY OWNER NEW COVENANT CHURCH OF THE LORD JESUS CHRIST	

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-NE-2025-0049

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/31/2025
STATUS : Approved

LANE MANOR COMMUNITY PARK PLAYGROUND RENOVATIONS; PLAYGROUND RENOVATION AND UPGRADES FOR ADA ACCESS; SOUTHEAST OF INTERSECTION OF UNIVERSITY BOULEVARD & WEST PARK DRIVE

7601 WEST PARK DRIVE, HYATTSVILLE, MD 20783

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	32-F3, 32-F4, 32-E4, 32-E3	200 SHEET:	209NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68, 65, 66	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:

ROS	34.05 Acres
Total:	34.05 Acres

APPLICANT
 NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
 NORTON LAND DESIGN LLC

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-NE-2025-0050

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Approved

ROBERT GODDARD MIDDLE SCHOOL - MODULAR ADDITION; ADDITION OF MODULAR CLASSROOM AND NEW UTILITY CONSTRUCTION.; 2000 FT S OF GREENBELT ROAD

9850 GOOD LUCK ROAD, LANHAM, MD 20706

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	35-D2, 35-E2	200 SHEET:	210NE08, 209NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	14	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:
 RSF-95 20.61 Acres
 Total: **20.61** Acres

APPLICANT
 PRINCE GEORGE'S COUNTY - BOARD OF
 EDUCATION

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF
 EDUCATION

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

WCO-NE-2025-0051			ACCEPTED IN SPECIFIED RANGE					
ACCEPTED DATE : 10/21/2025			BELTSVILLE VFD (STATION 831); BUILDING ADA ACCESS RENOVATIONS AND A BUILDING ADDITION. THE ADDITION IS TO INCLUDE A NEW STAIRWELL AND ELEVATOR, OUTSIDE OF THE EXISTING STATION FOOTPRINT.; SOUTH SIDE OF PRINCE GEORGES AVENUE, EAST OF TALBOT AVENUE, WEST OF QUEEN ANNE AVENUE.					
STATUS : Approved								
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			4911 PRINCE GEORGES AVENUE, BELTSVILLE, MD 20705					
	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	19-A1	200 SHEET:	214NE05		
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	61	COUNCILMANIC DISTRICT:	1		
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	1	TIER:	2		
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES		
		0 GROSS FLOOR AREA (SQ FT)						
AUTHORITY: NUMBERED EXEMPTION (WCO-NE)					APA: N/A			
ZONING: RR 0.95 Acres Total: 0.95 Acres								
APPLICANT BELTSVILLE VOLUNTEER FIRE DEPARTMENT			AGENT		PROPERTY OWNER BELTSVILLE VOLUNTEER FIRE DEPARTMENT			

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

WCO-NE-2025-0052

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/21/2025
STATUS : Approved

SUNNYBROOK ADDITION; ADDITION TO EXISTING LIQUOR STORE IN A COMMERCIAL SHOPPING CENTER;
LIVINGSTON ROAD AND INDIANHEAD HIGHWAY

9001 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	114-A3, 114-A2	200 SHEET:	212SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:

CGO, RR	2.20 Acres
Total:	2.20 Acres

APPLICANT
NARMADA KRUPA LLC

AGENT

PROPERTY OWNER
NARMADA KRUPA LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

WCO-NE-2025-0053

ACCEPTED DATE : 10/24/2025
STATUS : Approved

ACCEPTED IN SPECIFIED RANGE

POTOMAC LANDING ELEMENTARY SCHOOL MODULAR BUILDING; INSTALLATION OF MODULAR CLASSROOM AND ADA ACCESS; NORTHEAST CORNER OF FORT WASHINGTON ROAD AND EAST TANTALLON DRIVE

12500 FORT WASHINGTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	131-F4, 131-F3	200 SHEET:	216SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:

RSF-95	10.00 Acres
Total:	10.00 Acres

APPLICANT
 PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF EDUCATION

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-NE-2025-0054

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/28/2025
STATUS : Approved

BROWN STATION LANDFILL ADMINISTRATIVE TEMPORARY; THE PROJECT CONSISTS OF THE REPLACEMENT/INSTALLATION OF (2) TWO – TEMPORARY TRIPLE MODULAR TRAILER SETS (ONE STORY) OFFICES FOR THE DEPARTMENT OF ENVIRONMENT (DOE) WITHIN THE EXISTING FACILITY.; EAST SIDE OF BROWN STATION ROAD, SOUTH OF WHITE HOUSE ROAD

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

3500 Brown Station RD, Upper Marlboro, MD 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	84-B4, 84-A4, 84-A3, 84-B3	200 SHEET:	204SE11, 204SE12, 205SE11
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 NUMBERED EXEMPTION (WCO-NE)

APA: N/A

ZONING:

RE, AG	99.00 Acres
Total:	99.00 Acres

APPLICANT
 PRINCE GEORGE'S COUNTY

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-SE-2025-0054

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/9/2025
STATUS : Approved

6112 JOST STREET, LOTS 212 & 213, BLOCK F; CONSTRUCTION OF A NEW SINGLE-FAMILY HOUSE.; NORTHWEST INTERSECTION OF BALSAMTREE DRIVE WITH JOST STREET

6112 JOST STREET, CAPITOL HEIGHTS, 20743

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	66-A2	200 SHEET:	202NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 STANDARD EXEMPTION (WCO-SE)

APA: N/A

ZONING:
 RSF-65 0.12 Acres
 Total: **0.12 Acres**

APPLICANT
 SEPTEMBER PROPERTIES, LLC

AGENT

PROPERTY OWNER
 SAMUEL M ROYSTER

**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-SE-2025-0061

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/13/2025
STATUS : Approved

HYATTSVILLE MENNONITE CHURCH MEMORIAL GARDEN; MEMORIAL GARDEN; APPROXIMATELY 0.31 MILE WEST OF THE INTERSECTION OF US 1 AND MD-410

4217 EAST WEST HIGHWAY, HYATTSVILLE, 20782

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	42-B2	200 SHEET:	207NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	16	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 STANDARD EXEMPTION (WCO-SE)

APA: N/A

ZONING:
 RSF-65 0.84 Acres
 Total: **0.84 Acres**

APPLICANT
 KELLEY OKLESSON

AGENT

PROPERTY OWNER
 WOODRIDGE MENNONITE CHURCH INC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

WCO-SE-2025-0069

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 9/22/2025
STATUS : Approved

UNIVERSITY PLACE SHOPPING CENTER; RECONFIGURE AND RESTRIPE THE PARKING LOT, PROVIDING LANDSCAPE ISLANDS AS REQUIRED, INCLUDING CURB RAMPS AND SIGNAGE FOR PARKING.; INTERSECTION OF UNIVERSITY BLVD. AND 15TH AVENUE

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

1500 UNIVERSITY BOULEVARD, HYATTSVILLE, 20783

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	32-C3	200 SHEET:	209NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
STANDARD EXEMPTION (WCO-SE)

APA: N/A

ZONING:
LTO-C 2.05 Acres
Total: 2.05 Acres

APPLICANT
UNIVERSITY PLACE CENTER LLC & RB-UP
LLC

AGENT

PROPERTY OWNER
UNIVERSITY PLACE CENTER LLC & RB-UP
LLC

Cases Accepted or Approved Between:
10/1/2025 and 10/31/2025

WCO-SE-2025-0071

ACCEPTED DATE : 10/9/2025

STATUS : Approved

ACCEPTED IN SPECIFIED RANGE

COLMAR MANOR; SUBDIVIDE PARCEL J INTO 2 PARCELS, PARCEL K AND PARCEL L IN NAC ZONE; APPROXIMATELY 150 SQUARE FEET FROM THE INTERSECTION OF 41ST AVENUE AND BLADENSBURG ROAD

4101 BLADENSBURG ROAD, BRENTWOOD, MD 20722

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS

0

OUTLOTS

0

PARCELS

0

OUTPARCELS

0

UNITS DETACHED

0

UNITS ATTACHED

0

UNITS MULTIFAMILY

0

TOTAL UNITS

0

GROSS FLOOR AREA (SQ FT)

0

TAX MAP & GRID:

50-B4

PLANNING AREA:

68

ELECTION DISTRICT:

2

POLICE DIVISION:

I

200 SHEET:

205NE03, 205NE04

COUNCILMANIC DISTRICT:

5

TIER:

1, 4

GROWTH POLICY AREA:

ESTABLISHED COMMUNITIES

AUTHORITY:
STANDARD EXEMPTION (WCO-SE)

APA: N/A

ZONING:	
NAC (NEIGHBORHOOD ACTIVITY CENTER)	Acres
Total:	Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
NAC (NEIGHBORHOOD ACTIVITY CENTER)		

APPLICANT

RITCHIE HILL II, LLC

AGENT

PROPERTY OWNER

THE MICHAEL COMPANIES

Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025

WCO-SE-2025-0072		ACCEPTED IN SPECIFIED RANGE			
ACCEPTED DATE : 10/21/2025		QUINTANA PROPERTY; CONSTRUCT (1) SINGLE-FAMILY DETACHED HOUSE.; LOCATED 1/8TH MILE SE OF			
STATUS : Approved		COUNTY ROAD & WALKER MILL ROAD INTERSECTION.			
ZONING ORDINANCE: CURRENT ZONING		2008 COUNTY ROAD, DISTRICT HEIGHTS, MD 20747			
ORDINANCE & SUBDIVISION REGULATIONS					
	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-C1
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII
		0	GROSS FLOOR AREA (SQ FT)	200 SHEET:	203SE06
				COUNCILMANIC DISTRICT:	7
				TIER:	1
				GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

AUTHORITY:
 STANDARD EXEMPTION (WCO-SE)

APA: N/A

ZONING:

RMF-20	0.46 Acres
Total:	0.46 Acres

APPLICANT REGINALDO H QUINTANA	AGENT	PROPERTY OWNER REGINALDO H QUINTANA
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**Cases Accepted or Approved Between:
 10/1/2025 and 10/31/2025**

WCO-SE-2025-0073

ACCEPTED IN SPECIFIED RANGE

ACCEPTED DATE : 10/31/2025
STATUS : Approved

ELIZABETH HOMES; TO BUILD TWO (2) SINGLE-FAMILY DWELLINGS.; LOCATED AT THE SOUTHEAST QUADRANT OF THE LEONA STREET AND NEARBROOK AVENUE INTERSECTION.

7201 LEONA STREET, DISTRICT HEIGHTS, MD 20747

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	89-E1	200 SHEET:	205SE07, 205SE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:
 STANDARD EXEMPTION (WCO-SE)

APA: N/A

ZONING:
 RSF-95 0.52 Acres
 Total: **0.52 Acres**

APPLICANT
 MICHAEL OSUNJIMI

AGENT

PROPERTY OWNER
 MICHAEL OSUNJIMI

