

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25065

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/18/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 4; PARKLAND AND ROCK CREEK PLAT 4: LOTS 14-18, BLOCK M & LOTS 1-7, BLOCK N, OPTPARCEL 3 & PARCEL AQ (THIS IS NOT LEGACY CASE); SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

, UPPER MARLBORO,

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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:

LEGACY - FINAL PLAT OF SUBDIVISION

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	4.94 Acres
Total:	4.94 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	4.94
LCD (LEGACY COMPREHENSIVE DESIGN)		4.94

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25066

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 5; PARKLAND AND ROCK CREEK PLAT 5: LOTS 1-9, BLOCK L, PARCEL AP;
SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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 (LEGACY COMPREHENSIVE DESIGN)	2.40 Acres
Total:	2.40 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		2.4
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.4

APPLICANT
STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER
STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
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5-25067

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 6; PARKLNAD AND ROCK CREEK PLAT 6, PARCELS OO, PP, QQ, TT, UU, VV;
SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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 (LEGACY COMPREHENSIVE DESIGN)	19.67 Acres
Total:	19.67 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		19.67
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	19.67

APPLICANT
STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER
STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
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5-25068

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 7; PARKLAND AND ROCK CREEK: PLAT 7, LOTS 1-27, BLOCK H, LOTS 1-32, BLOCK I, LOTS 1-15, BLOCK J, PARCELS AH-AK AND AN; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

, UPPER MARLBORO,

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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 (LEGACY COMPREHENSIVE DESIGN)	5.34 Acres
Total:	5.34 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		5.34
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	5.34

APPLICANT
STANLEY MARTIN HOMES, LLC

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STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
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5-25069

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 8; PARKLAND AND ROCK CREEK PLAT 8: LOTS 1-3, 12-19, AND 46-53, BLOCK E; PARCELS MM, NN AND SS; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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 (LEGACY COMPREHENSIVE DESIGN)	12.62 Acres
Total:	12.62 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	12.62
LCD (LEGACY COMPREHENSIVE DESIGN)		12.62

APPLICANT
STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER
STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25070

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 9; PARKLAND AND ROCK CREEK PLAT 9, PARCELS KK AND LL; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	18.93 Acres
Total:	18.93 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	18.93
LCD (LEGACY COMPREHENSIVE DESIGN)		18.93

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25071

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 10; PARKLAND AND ROCK CREEK PLAT 10: LOTS 4-11 AND 24-45, BLOCK E
LOTS 1-22, BLOCK F, PARCELS YY AND ZZ; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF
BROWN ROAD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	4.01 Acres
Total:	4.01 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	4.01
LCD (LEGACY COMPREHENSIVE DESIGN)		4.01

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25072

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 11; PARKLAND AND ROCK CREEK PLAT 11: LOTS 20-23, BLOCK E, LOTS 23-30, BLOCK F, LOTS 1-32, BLOCK G PARCELS AB, AC, AE AND XX; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	3.33 Acres
Total:	3.33 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.33
LCD (LEGACY COMPREHENSIVE DESIGN)		3.33

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25073

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 12; PARKLAND AND ROCK CREEK PLAT 12: LOTS 1-27, BLOCK C, LOTS 16-25, BLOCK D PARCELS P, R, S, EE-GG, II AND JJ; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	3.73 Acres
Total:	3.73 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.73
LCD (LEGACY COMPREHENSIVE DESIGN)		3.73

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25074

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 13; PARKLAND AND ROCK CREEK PLAT 13: PARCELS C - F; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	13.58 Acres
Total:	13.58 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	13.58
LCD (LEGACY COMPREHENSIVE DESIGN)		13.58

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25075

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 14; PARKLAND AND ROCK CREEK PLAT 14: LOTS 1-34, BLOCK B PARCELS U, X AND Y; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	2.68 Acres
Total:	2.68 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		2.68
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.68

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25076

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 15; PARKLAND AND ROCK CREEK PLAT 15: LOTS 35-99, BLOCK B PARCELS
 CC, DD, W AND Z; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	3.92 Acres
Total:	3.92 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.92
LCD (LEGACY COMPREHENSIVE DESIGN)		3.92

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25077

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 16; PARKLAND AND ROCK CREEK PLAT 16: LOTS 28-43, BLOCK A PARCELS T AND V; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	2.45 Acres
Total:	2.45 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		2.45
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.45

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25078

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 17; PARKLAND AND ROCK CREEK PLAT 17: LOTS 9-27, BLOCK A PARCELS H, I, J AND L; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

ZONING:

LCD 47.19 Acres
Total: **47.19 Acres**

APPLICANT
STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER
STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25079

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 18; PARKLAND AND ROCK CREEK PLAT 18: LOTS 1-8, BLOCK A AND LOTS 1-7, BLOCK D PARCELS G, K, M, N, AND AY; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	8.37 Acres
Total:	8.37 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		8.37
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	8.37

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25080

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 19; PARKLAND AND ROCK CREEK PLAT 19: LOTS 8-15 AND 26-41, BLOCK D
PARCELS O AND Q; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	4.88 Acres
Total:	4.88 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	4.88
LCD (LEGACY COMPREHENSIVE DESIGN)		4.88

APPLICANT
STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER
STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25081

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 20; PARKLAND AND ROCK CREEK PLAT 20: PARCEL B; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	17.46 Acres
Total:	17.46 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		17.46
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	17.46

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

5-25082

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Approved

PARKLAND AND ROCK CREEK PLAT 21; PARKLAND AND ROCK CREEK PLAT 21: LOTS 19-33, BLOCK M PARCEL AR; SOUTH SIDE OF RITCHIE MARLBORO ROAD, 3300 FEET WEST OF BROWN ROAD

2505 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	83-B3, 83-A3, 83-A2, 83-B2	200 SHEET:	204SE09, 203SE09, 204SE10
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

Planning Board		
Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	1.48 Acres
Total:	1.48 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.48
LCD (LEGACY COMPREHENSIVE DESIGN)		1.48

APPLICANT

STANLEY MARTIN HOMES, LLC

AGENT

PROPERTY OWNER

STANLEY MARTIN HOMES, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

ACL-2025-0015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/2/2025
STATUS : Pending

LARGO LANDING FELLOWSHIP HOUSE; LARGO LANDING FELLOWSHIP HOUSE - SECTION 4.6 BUFFERING DEVELOPMENT FROM STREETS; ADJACENT TO LARGO ROAD EASTBOUND, APPROXIMATELY 2,300 FEET EAST OF WHITE HOUSE ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

1077 LARGO ROAD, UPPER MARLBORO, MD 20774

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	75-F3, 75-E3	200 SHEET:	202SE11
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:

STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RMF-48 4.50 Acres
Total: **4.50 Acres**

APPLICANT

CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

LARGO LANDING ELDERLY DEVELOPMENT LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

DDS-24005

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/22/2025
STATUS : Approved
APPROVED DATE: 12/04/2025

FAIRVIEW; REDUCTION OF THE STANDARD, NON PARALLEL PARKING SPACE SIZE FROM 9.5 FEET BY 19 FEET TO 9 FEET BY 18 FEET, PURSUANT TO SECTION 27-239.01 OF THE PRIOR CODE.; NORTHWEST QUADRANT OF INTERSECTION OF I-95/495 (CAPITOL BELTWAY AND MD 704 (MARTIN LUTHER KING JR, BOULEVARD)

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

65	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	52-C3	200 SHEET:	205NE08
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
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:

PRIOR - MAJOR

Planning Board		
Hearing Date	Decision	Notes
12/04/2025	Approval	

APA: N/A

ZONING:

CGO (COMMERCIAL, GENERAL AND OFFICE)	7.65 Acres
Total:	7.65 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	7.65
CGO (COMMERCIAL, GENERAL AND OFFICE)		7.65

APPLICANT
GIBBS AND HALLER

AGENT

PROPERTY OWNER
DD LAND HOLDING, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

DET-2024-007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/1/2025
STATUS : Approved
APPROVED DATE: 12/04/2025

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

Planning Board		
Hearing Date	Decision	Notes
12/04/2025	Approval with Conditions	

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:
12/1/2025 and 12/31/2025

DET-2024-016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/29/2025
STATUS : Approved
APPROVED DATE: 12/18/2025

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

FREEWAY AIRPORT; DEVELOPMENT OF 297 SINGLE-FAMILY DETACHED UNITS AND ASSOCIATED INFRASTRUCTURE, EXCLUDING ARCHITECTURE AND SIGNAGE; LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF CHURCH ROAD AND US 50 (JOHN HANSON HIGHWAY).

3900 CHURCH ROAD, BOWIE,

297	LOTS	297 UNITS DETACHED	TAX MAP & GRID:	54-C2, 54-B2, 54-C3	200 SHEET:	205NE12, 206NE12
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:

LEGACY - DETAILED SITE PLAN

Planning Board		
Hearing Date	Decision	Notes
12/11/2025	Approval with Conditions	revised conditions

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
FREEWAY REALTY, LLC.

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

DET-2025-010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Pending

BRANCHVILLE CROSSING; DEVELOPMENT OF AN 87-UNIT APARTMENT BUILDING FOR ELDERLY OR PHYSICALLY DISABLED FAMILIES, WITH ASSOCIATED INFRASTRUCTURE AND AMENITIES; ON THE NORTH SIDE OF BRANCHVILLE ROAD, AT ITS INTERSECTION WITH US 193 (UNIVERSITY BOULEVARD)

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

4810 BRANCHVILLE ROAD, COLLEGE PARK,

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	25-E4	200 SHEET:	210NE04, 211NE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
2	PARCELS	87 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:

BOARD LEVEL

Planning Board		
Hearing Date	Decision	Notes
02/26/2026		

APA: N/A

ZONING:

AG (AGRICULTURE AND PRESERVATION)	0.18 Acres
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	2.02 Acres
Total:	2.20 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	2.0199
AG (AGRICULTURE AND PRESERVATION)		0.1801
	O-S (OPEN SPACE)	0.1801
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		2.0199

APPLICANT

CRUZ DEVELOPMENT CORPORATION 1

AGENT**PROPERTY OWNER**

CRUZ DEVELOPMENT CORPORATION 1

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

DSP-02023-02

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/18/2025
STATUS : Pending

HARTFIELD AVENUE (TOWN CENTER AT CAMP SPRINGS); DSP AMENDMENT TO INCREASE THE PREVIOUSLY APPROVED BUILDING HEIGHTS TO ACCOUNT FOR GRADING CONSTRAINTS.; LOCATED AT THE NORTHWEST INTERSECTION OF HARTFIELD AVENUE AND TELFAIR BOULEVARD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

5340 HARTFIELD AVENUE, SUITLAND, 20746

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	200 SHEET:
0	OUTLOTS	26 UNITS ATTACHED	PLANNING AREA:	COUNCILMANIC DISTRICT:
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	TIER:
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	GROWTH POLICY AREA:
		0 GROSS FLOOR AREA (SQ FT)		

AUTHORITY:

AMENDMENT - DIRECTOR LEVEL

APA: N/A

ZONING:

RTO-L-c (REGION TRANSIT- 12.39 Acres
ORIENT, LOW-INTENS
(CORE)
Total: **12.39** Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT- ORIENT, LOW-INTENS (CORE)		12.39
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	12.39

APPLICANT
JESSE STAHR

AGENT

PROPERTY OWNER
JESSE STAHR

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

DSP-24015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/22/2025
STATUS : Approved
APPROVED DATE: 12/04/2025

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)

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

8901 Fairview Avenue, Lanham, MD 20706

65	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	52-C3	200 SHEET:	205NE08
0	OUTLOTS	65 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	5
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:

BOARD LEVEL

APA: N/A

Planning Board		
Hearing Date	Decision	Notes
12/04/2025	Approval with Conditions	

ZONING:

CGO (COMMERCIAL,
GENERAL AND OFFICE) 7.65 Acres
Total: 7.65 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	7.65
CGO (COMMERCIAL, GENERAL AND OFFICE)		7.65

APPLICANT
DD LAND HOLDING, LLC

AGENT

PROPERTY OWNER
DD LAND HOLDING, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

MRF-2025-005

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/9/2025
STATUS : Pending

PG VERMILLION SOLAR; 3 MEGAWATT GROUND-MOUNTED SOLAR ENERGY SYSTEM ON 30.35 ACRE SITE;
CENTRAL AVENUE

17200 CENTRAL AVENUE, BOWIE,

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	070 F-2	200 SHEET:	201NE15
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74B - Collington & Vicinity	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	3-RURAL
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II-BOWIE	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREA
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

APA: N/A

LEGACY - MANDATORY REFERRAL

ZONING:

AG (AGRICULTURE AND PRESERVATION)	38.35 Acres
Total:	38.35 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AG (AGRICULTURE AND PRESERVATION)		38.35

APPLICANT
PG VERMILLION SOLAR, LLC

AGENT

PROPERTY OWNER
BETTY J VERMILLION

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

MRF-2025-010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/9/2025
STATUS : Pending

LIBERTY SPORTS PARK PHASE 2 PARKING LOT EXPANSION; PHASE 2 PARKING LOT ADDITION WITH INFRASTRUCTURE FOR FUTURE PARKING CANOPIES WITH SOLAR PANELS ON A 24 ACRE PARCEL; PRINCE GEORGES BLVD

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

200 PRINCE GEORGES BLVD, UPPER MARLBORO,

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	077 C-1	200 SHEET:	201SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A - Mitchellville & Vicinity	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2-DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	II-BOWIE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

LEGACY - MANDATORY REFERRAL

APA: N/A

ZONING:

AG (AGRICULTURE AND PRESERVATION)	23.96 Acres
Total:	23.96 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AG (AGRICULTURE AND PRESERVATION)		23.96

APPLICANT
GREEN BRANCH MANAGEMENT GROUP

AGENT

PROPERTY OWNER
PRINCE GEORGE'S COUNTY OFFICE OF
THE COUNTY EXECUTIVE

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0128

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/9/2025
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

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

Planning Board		
Hearing Date	Decision	Notes

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:
12/1/2025 and 12/31/2025

NRI-2025-0138

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/4/2025
STATUS : Approved

605 ROLLINS AVENUE; AMEND PREVIOUS APPROVED NRI-079-2022 TO REFLECT LINEAR FEET OF STREAM IN NOTES AND TABLE; 1,800' SOUTH OF CENTRAL AVENUE

605 ROLLINS AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	73-B2	200 SHEET:	201SE05, 201SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A, 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:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

RSF-A 4.39 Acres
Total: **4.39 Acres**

APPLICANT
NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER
NORTON LAND DESIGN LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0139

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

6821 WALKER MILL ROAD; PORTION OF SITE ALONG WALKER MILL ROAD PROPOSED TO BE USED FOR
RESIDENTIAL; EAST SIDE OF WALKER MILL ROAD BETWEEN KAREN BLVD AND PINE GROVE RD

6821 WALKER MILL ROAD, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	73-D4	200 SHEET:	202SE06
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:

NATURAL RESOURCE INVENTORY PLAN

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

RSF-A 2.55 Acres
Total: **2.55** Acres

APPLICANT
TDA

AGENT

PROPERTY OWNER
OLIVIUM LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0140

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

FARMHOUSE ON MATTAPONI PARCEL 160; NRI PLAN FOR 9.88 ACRE SITE CONSISTING OF 2.80 ACRES OF WOODLAND FOR A PROPOSED NEW SF-DETACHED RESIDENTIAL.; LOCATED 1 MILE NORTHEAST OF MATTAPONI & CROOM ROAD INTERSECTION

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

11213 MATTAPONI ROAD, UPPER MARLBORO, MD 20772

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	128-F4	200 SHEET:	215SE13, 214SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	86A	COUNCILMANIC DISTRICT:	9
0 PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	4	TIER:	3
0 OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
	0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

AG 9.88 Acres
Total: **9.88 Acres**

APPLICANT
DIGITERRA DESIGN, LLC

AGENT

PROPERTY OWNER
SABINA SHAUB

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0141

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 15401 BERRY ROAD; HOUSING DEVELOPMENT.; BETWEEN LIVINGSTON RD AND BERRY ROAD SOUTH OF
STATUS : Pending AIRPORT LANE

15401 BERRY ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	152-B3, 152-D3, 152-B2, 152-D2, 152-C2, 152-C3	200 SHEET:	219SE02, 220SE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	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:

NATURAL RESOURCE INVENTORY PLAN

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RE, RR 121.48 Acres
Total: **121.48 Acres**

APPLICANT
GLW

AGENT

PROPERTY OWNER
LLOYD LAW, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0142

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

NORTHERN AREA HIGH SCHOOL; CONSTRUCTION OF A NEW HIGH SCHOOL AND ASSOCIATED ATHLETIC FACILITIES, ROADS, AND PARKING AREAS.; ON 25TH AVE, 215 FT FROM CHEROKEE ST

9000 25TH AVENUE, HYATTSVILLE, MD 20783

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	24-F3, 24-E3	200 SHEET:	211NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	2
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

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RR 12,190.93 Acres
Total: **12,190.93** Acres

APPLICANT

NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER

PRINCE GEORGE'S COUNTY PUBLIC SCHOOLS

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0144

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

NEHEMER ST. PIUS X CHAPEL; THE NATURE OF THE PROPOSED REQUEST IS TO EXPAND THE EXISTING CHAPEL BUILDING AS WELL AS EXPANSION OF THE PARKING LOT AND POTENTIAL STORMWATER MANAGEMENT IMPROVEMENTS.; 800 FT WEST OF CRAIN HIGHWAY AND S OSBORNE RD INTERSECTION

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

7604 SOUTH OSBORNE ROAD, UPPER MARLBORO, MD 20772

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	109-E3, 109-F3	200 SHEET:	210SE11
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:

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

AR 5.20 Acres
Total: **5.20** Acres

APPLICANT
KIMLEY HORN

AGENT

PROPERTY OWNER
SOCIETY OF SAINT PIUS X WASHINGTON,
DC, INC.

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0145

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

EMACK AVENUE; PROPOSED 3 LOT SUBDIVISION; 500' SOUTH OF INTERSECTION OF LINWOOD AVE AND EMACK
AVE

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	44-E2, 44-F2	200 SHEET:	207NE09
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:

NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RSF-95 0.89 Acres
Total: **0.89** Acres

APPLICANT
MATTHEW WRIGHT

AGENT

PROPERTY OWNER
MAGNIFICUS CORPORATION

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-2025-0146

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

GALILEE BAPTIST CHURCH & SENIOR VILLAS OF CANA; FULL NRI FOR THE APPROXIMATELY 50-ACRES OF LAND BETWEEN 2 PARCELS, OWNED BY GALILEE BAPTIST CHURCH, LOCATED ON THE EAST SIDE OF WOODYARD ROAD NEAR THE CROSS STREET AT WELSHIRE DRIVE, IN UPPER MARLBORO MD; 6100 WOODYARD RD, LOCATED ON THE EAST SIDE OF WOODYARD ROAD NEAR THE CROSS STREET AT WELSHIRE DRIVE, IN UPPER MARLBORO MD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6100 WOODYARD ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	100-A4, 100-B3, 100-B4	200 SHEET:	209SE09, 208SE09
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:

NATURAL RESOURCE INVENTORY PLAN

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

AR 49.99 Acres
Total: **49.99 Acres**

APPLICANT
DEWBERRY ENGINEERS, INC.

AGENT

PROPERTY OWNER
GALILEE BAPTIST CHURCH



Cases Accepted or Approved Between:

12/1/2025 and 12/31/2025

NRI-EL-2025-0032

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/16/2025

STATUS : Approved

PEPCO METZEROTT EAST FEP; PEPCO TO REPLACE EXISTING FENCE AT THE METZEROTT EAST SUBSTATION TO IMPROVE SECURITY FOR THE SUBSTATION; ON METZEROTT ROAD, APPROXIMATELY 0.30 MILE FROM THE INTERSECTION OF METZEROTT AND ADELPHI ROADS

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

2960 METZEROTT ROAD, HYATTSVILLE, MD 20783

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	25-A3, 24-F3	200 SHEET:	211NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
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 EQUIVALENCY LETTER

Planning Board

Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR, AG 33.46 Acres
Total: **33.46 Acres**

AGENT

**APPLICANT
PEPCO**

PROPERTY OWNER
PEPCO

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

NRI-EL-2025-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/22/2025
STATUS : Approved

5514 GLEN AVENUE, LOTS 14 & 15, BLOCK G; CONSTRUCTION OF SINGLE-FAMILY DWELLING.; 500 FT NORTH OF
INTERSECTION OF ELECTRIC AVENUE AND GLEN AVENUE.

5514 GLEN AVENUE, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	45-B2	200 SHEET:	207NE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
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:

NATURAL RESOURCE INVENTORY
EQUIVALENCY LETTER

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RR 0.34 Acres
Total: **0.34** Acres

APPLICANT
SCHAEFER HOMES

AGENT

PROPERTY OWNER
NORMAN & CELISTER EVANS

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PPS-2022-036

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/19/2025
STATUS : Pending

GLENN VIEW SUBDIVISION; GLENN VIEW SUBDIVISION; NORTH SIDE OF ANNAPOLIS ROAD, APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH FORBES BOULEVARD

5311 KENDRA DRIVE, LANHAM, 20706

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

3	LOTS	3 UNITS DETACHED	TAX MAP & GRID:	45-A3	200 SHEET:	207NE09
1	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	3
1	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	2
0	OUTPARCELS	3 TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		9,500 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

MAJOR MIXED USE

Planning Board		
Hearing Date	Decision	Notes
03/05/2026		

APA: N/A

ZONING:

RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	6.54 Acres
Total:	6.54 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		6.5379

APPLICANT
JAMIL UL JALIL ISLAMIC

AGENT

PROPERTY OWNER
JAMIL UL JALIL ISLAMIC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PPS-2024-019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/29/2025
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,	200 SHEET:	210NE10
0	OUTLOTS	134 UNITS ATTACHED		36-D1	COUNCILMANIC DISTRICT:	4
6	PARCELS	0 UNITS MULTIFAMILY	PLANNING AREA:	70	TIER:	2
0	OUTPARCELS	134 TOTAL UNITS	ELECTION DISTRICT:	14	GROWTH POLICY AREA:	ESTABLISHED
		0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	COMMUNITIES	

AUTHORITY:

MAJOR RESIDENTIAL

Planning Board		
Hearing Date	Decision	Notes
03/19/2026		

APA: N/A

ZONING:

CGO (COMMERCIAL, GENERAL AND OFFICE)	26.85 Acres
Total:	26.85 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		26.85
	C-O (COMMERCIAL OFFICE)	26.85

APPLICANT
SH LANHAM, LLC

AGENT

PROPERTY OWNER
RSSJ ASSOCIATES LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PRE-APP-2025-0120

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

AL-HUDA SCHOOL PERGOLA PROJECT; CONSTRUCT A 4,997 SQ FT ALUMINUM MOTORIZED PERGOLA IN EXISTING COURTYARD OF AL-HUDA SCHOOL. PERGOLA IS COMPLETELY WITHIN THE BUILDING FOOTPRINT. IT IS FREE-STANDING; THE SUBJECT PROPERTY IS LOCATED WEST OF 53RD AVE AND SOUTH OF EDGEWOOD RD. THE PROJECT IS LOCATED

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ROUGHLY 590 FT SOUTH OF HIGHWAY 495 AND THE PROJECT ADDRESS IS 5301 EDGEWOOD RD, COLLEGE PARK, MARYLAND, 20740, PARCEL "A", BERWYN ELECTION DISTRICT NO. 21, PRINCE GEORGE COUNTY. THE MOTORIZED PERGOLA WILL BE LOCATED IN THE COURTYARD WITHIN AL HUDA SCHOOL.

5301 EDGEWOOD ROAD, COLLEGE PARK, MD 20740

LOTS	0	UNITS DETACHED	TAX MAP & GRID:	26-A2, 26-A1	200 SHEET:	212NE05
OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	1
PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

PRE-APPLICATION

APA: N/A

ZONING:

RSF-65 (RESIDENTIAL,
SINGLE-FAMILY-65) 9.46 Acres
Total: **9.46 Acres**

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	9.46

APPLICANT
ALEC HUBER

AGENT

PROPERTY OWNER
AL HUDA INC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PRE-APP-2025-0121

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

OAKLODGE SUBDIVISION; APPLICANT PROPOSES TO FILE A PRELIMINARY PLAN OF SUBDIVISION AND DETAILED SITE PLAN FOR A 50 LOT SUBDIVISION IN THE RSF-95 ZONE; NORTHEAST QUADRANT OF THE INTERSECTION OF AMMENDALE ROAD AND OLD BALTIMORE PIKE IN BELTSVILLE

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

11600 WINTERSELLS LANE, BELTSVILLE, MD 20705

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	13-D3, 13-E3	200 SHEET:	215NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	62	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:

APA: N/A

PRE-APPLICATION

ZONING:

RSF-95	31.45 Acres
Total:	31.45 Acres

APPLICANT
GIBBS AND HALLER

AGENT

PROPERTY OWNER
RAJ SAKARIA

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PRE-APP-2025-0122

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

STEWART PROPERTY; THIS PRELIMINARY PLAN APPLICATION IS FOR A PLANNED RETIREMENT COMMUNITY OF 41 AGE-RESTRICTED SINGLE-FAMILY ATTACHED FEE SIMPLE LOTS IN THE RR ZONE UNDER THE PRIOR ZONING ORDINANCE. THIS APPLICATION IS IN ACCORDANCE WITH APPROVED SPECIAL EXCEPTION SE...; SOUTHEAST OF THE INTERSECTION OF SPRINGFIELD ROAD AND LAKE GLEN DRIVE

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

8215 SPRINGFIELD ROAD, GLENN DALE, MD 20769

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	28-E3, 28-E4, 28-D4, 28-D3	200 SHEET:	211NE10
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71A	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:

APA: N/A

PRE-APPLICATION

ZONING:

RR	12.01 Acres
Total:	12.01 Acres

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES,
INC.

AGENT

PROPERTY OWNER
DAVID STEWART

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PRE-APP-2025-0123

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

WESTPHALIA TOWN CENTER - RETAIL; DETAILED SITE PLAN AND AMENDMENT TO CSP-07004 (AS NEEDED) TO ACCOMMODATE THE DEVELOPMENT OF COMMERCIAL/RETAIL USES, SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS, TWO-FAMILY ATTACHED (2-OVER-2) DWELLING UNITS, AND ASSOCIATED INFRASTRUCTURE AND A...; NORTHEAST CORNER OF MD 4 (PENNSYLVANIA AVENUE) AND MD 373 (WOODYARD ROAD). THE SUBJECT PROPERTY IS IN THE LOWER SOUTHEAST QUADRANT OF THE WESTPHALIA TOWN CENTER PROJECT.

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

4999 MELWOOD ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	100-A1, 100-A2, 99-F1	200 SHEET:	207SE09
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:	VIII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

PRE-APPLICATION

APA: N/A

ZONING:

MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	72.07 Acres
TAC-e (TOWN ACTIVITY CENTER (EDGE))	72.07 Acres
Total:	144.14 Acres

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	M-I-O (MILITARY INSTALLATION OVERLAY)	72.0668
TAC-e (TOWN ACTIVITY CENTER (EDGE))	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	72.0668

APPLICANT
MCNAMEE HOSEA P.A.

AGENT

PROPERTY OWNER
WALTON WESTPHALIA EUROPE, LP

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PRE-APP-2025-0125

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

NEHEMER ST. PIUS X CHAPEL; PRE-APPLICATION MEETING FOR EXPANSION OF EXISTING CHURCH BUILDING AT 7604 S OSBORNE. PROPOSAL INCLUDES EXPANSION OF PARKING LOT AND POTENTIAL SWM IMPROVEMENTS.; 7604 S OSBORNE ROAD, UPPER MARLBORO, MD

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

7604 SOUTH OSBORNE ROAD, UPPER MARLBORO, MD 20772

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	109-E3, 109-F3	200 SHEET:	210SE11
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:

APA: N/A

PRE-APPLICATION

ZONING:

AR	5.20 Acres
Total:	5.20 Acres

APPLICANT
KIMLEY HORN

AGENT

PROPERTY OWNER
SOCIETY OF SAINT PIUS X WASHINGTON,
DC, INC.

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PRE-APP-2025-0127

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

CRESTWOOD LANDING; FOUR(4) LOT SUBDIVISION

FOUR(4) SINGLE FAMILY DWELLINGS; NORTHBOUND MD RTE#5 AT INTERSECTION OF MOORES ROAD AND
CRESTWOOD AVENUE SOUTH

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

12706 CRESTWOOD AVENUE SOUTH, BRANDYWINE, MD 20613

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	134-F4	200 SHEET:	216SE07
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:

PRE-APPLICATION

APA: N/A

ZONING:

RR	2.00 Acres
Total:	2.00 Acres

APPLICANT

MILLENNIUM ENGINEERING, LLC

AGENT

PROPERTY OWNER

WV CONSTRUCTION REMODELING LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

ROSP-4749-01

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Pending

SERENITY VILLAS; SERENITY VILLAS - LIMITED MINOR AMENDMENT TO PARKING AND BUILDING OF PRIOR APPROVED HOUSING FOR ELDERLY AND PHYSICALLY DISABLED; EAST OF CIPRIANO ROAD APPROXIMATELY 2640 FEET FROM INTERSECTION OF GOOD LUCK ROAD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

6711 CIPRIANO ROAD, LANHAM,

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	35-C3	200 SHEET:	209NE08
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	4
1	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:

LEGACY - SPECIAL EXCEPTION

APA: N/A

ZONING:

RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)	6.00 Acres
Total:	6.00 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-80 (ONE FAMILY DETACHED RESIDENTIAL)	6
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		6

APPLICANT

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

SDP-2504

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/22/2025
STATUS : Approved
APPROVED DATE: 12/18/2025

LOCUST HILL, PHASE 2; DEVELOPMENT OF 210 SINGLE-FAMILY DETACHED HOMES, WITH THE ASSOCIATED INFRASTRUCTURE IMPROVEMENTS; ON THE NORTH AND SOUTH SIDES OF OAK GROVE ROAD AND WEST OF MC-600 (LEELAND ROAD), BETWEEN CHURCH ROAD AND COLLINGTON BRANCH

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

14721 OAK GROVE ROAD, UPPER MARLBORO, 20774

210	LOTS	210 UNITS DETACHED	TAX MAP & GRID:	84-F1, 76-D4, 76-F2, 76-E4, 84-D1, 84-E1, 76-F3	200 SHEET:	203SE12, 203SE13, 202SE12, 202SE13
2	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79, 74A	COUNCILMANIC DISTRICT:	6
9	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	7, 3	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

Planning Board		
Hearing Date	Decision	Notes
12/04/2025	Approval with Conditions	

ZONING:

LCD (LEGACY COMPREHENSIVE DESIGN)	505.81 Acres
Total:	505.81 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-L (RESIDENTIAL LOW DEVELOPMENT)	505.81
LCD (LEGACY COMPREHENSIVE DESIGN)		505.81

APPLICANT
WBLH LLC

AGENT

PROPERTY OWNER
WBLH LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

SDP-9702-H9

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/18/2025

STATUS : Pending

BALL SUNROOM - TARTAN SOUTH - LOT 2E; REQUESTING A 18' X 16' SUNROOM ONTO AN EXISTING DECK.; SOUTH ON NICOL COUTH EAST, APPROXIMATELY 150 FEET WEST OF NICOL CIRCLE

10003 NICOL COURT EAST, BOWIE,

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	060 F-2	200 SHEET:	203NE09
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71A - Bowie & Vicinity	COUNCILMANIC DISTRICT:	07
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	
0	OUTPARCELS	0 TOTAL UNITS	POLICE DIVISION:	III-LANDOVER	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

HOMEOWNER'S MINOR AMENDMENT -
DIRECTOR LEVEL

APA: N/A

ZONING:

RSF-65 (RESIDENTIAL,
SINGLE-FAMILY-65) 0.20 Acres
Total: **0.20** Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	0.2
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		0.2

APPLICANT

MEDALLION SECURITY DOOR AND
WINDOW, INC.

AGENT

PROPERTY OWNER

PAMELA AND EARL BALL

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP1-2025-0035

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Pending

OAK CREEK CLUB - LANDBAY T; CREATE 28 SINGLE FAMILY DETACHED LOTS. EIGHT (8) LOTS WILL BE IN THE R-L ZONE AND 20 LOTS WILL BE IN L-A-C ZONE; LOCATED AT THE NORTH-EAST QUADRANT OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD.

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	69-E4, 76-E1	200 SHEET:	201SE13, 201SE12
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:

TCP1 - COMPANION

APA: N/A

ZONING:

LCD	8.11 Acres
Total:	8.11 Acres

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES,
INC.

AGENT

PROPERTY OWNER
CARROLLTON OAK CREEK, LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0068

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/8/2025
STATUS : Pending

GLORIOUS SUBDIVISION; CREATION OF 27 SINGLE-FAMILY DETACHED DWELLINGS; 0 FT FROM THE
INTERSECTION OF BRANDYWINE ROAD AND THRIFT ROAD

10050 BRANDYWINE ROAD, CLINTON, MD 20735

ZONING ORDINANCE: PRIOR ZONING
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	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:

APA: N/A

TCP2 - STAND ALONE

ZONING:

RSF-95	10.42 Acres
Total:	10.42 Acres

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC

AGENT

PROPERTY OWNER
GABRIEL AKEM

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0094

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/9/2025
STATUS : Pending

MB-MS-4 TMDL STREAM RESTORATION; MB-MS-3 & MB-MS-4 TMDL STREAM RESTORATION; WEST SIDE OF RACE TRACK ROAD BETWEEN VICTORIA HEIGHTS RD AND MARQUETTE LANE

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	38-B3, 38-C3	200 SHEET:	209NE14, 209NE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RSF-A 4.74 Acres
Total: **4.74 Acres**

APPLICANT
AMT ENGINEERING

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0095

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/10/2025

STATUS : Pending

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

SUMMIT CREEK - LOT 14 - BLOCK FF; SUMMIT CREEK – LOT14 BLOCK FF TCP2 IS BEING SUBMITTED FOR A SINGLE-LOT REVISION TO REMOVE 0.08 ACRES OF WOODLAND CONSERVATION LOCATED WITHIN THE LOT AND TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS VIA PAYMENT OF A FEE-IN-LIEU.; LOCATED ON DEEP CREEK CT EAST OF THE INTERSECTION OF WOODEN BRIDGE RD AND FAWN CROSSING WAY

10213 DEEP CREEK COURT, CLINTON, MD 20735

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	125-D2	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:

TCP2 - STAND ALONE

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

LCD 0.33 Acres
Total: **0.33 Acres**

APPLICANT
ATWELL

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0096

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/9/2025
STATUS : Pending

MB-MS-3 TMDL STREAM RESTORATION; MB-MS-3 TMDL STREAM RESTORATION; NEAR MAPLE BLUFF LANE & MILLSTREAM DRIVE

15200 ANNAPOLIS ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	38-A4, 38-A3, 37-F4	200 SHEET:	209NE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B	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

Planning Board		
Hearing Date	Decision	Notes

ZONING:

RSF-95 39.72 Acres
Total: **39.72 Acres**

APPLICANT
AMT ENGINEERING

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0097

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/12/2025
STATUS : Pending

WALKER MILL WAREHOUSE; ATTACHED IS THE STANDALONE TCP2 APPLICATION SUBMISSION SET. WE ARE SEEKING TCP2 APPROVAL IN SUPPORT OF THE ENGINEERING GRADING PERMITS. PLEASE REVIEW THE ATTACHED FILES AND LET ME KNOW IF THERE ARE ANY COMMENTS WE NEED TO ADDRESS FOR ACCEPTANCE.; ALONG THE WEST SIDE OF S. ADDITION ROAD

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

6666 WALKER MILL ROAD, CAPITOL HEIGHTS, MD 20743

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	73-D4, 73-C4	200 SHEET:	203SE06, 202SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A, 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

Planning Board		
Hearing Date	Decision	Notes

ZONING:

IE 7.99 Acres
Total: **7.99 Acres**

APPLICANT
COLLIERS ENGINEERING AND DESIGN

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0098

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

FORT WASHINGTON FLOOD RISK MITIGATION - STAGE 2; OBTAIN TCP2 FOR STAGE 2 OF THE FORT WASHINGTON FLOOD MITIGATION AND STORMWATER MANAGEMENT PROJECT INCLUDES THE CONSTRUCTION OF SEVEN DISCRETE SWM PONDS AND ONE BIOSWALE, AND THE RESTORATION OF 4,174 LINEAR FEET OF STREAM CHANNEL TO ATTENUATE NUISANCE...; ~1,500' WEST OF THE INTERSECTION OF FORT WASHINGTON RD AND SAINT ANDREWS DR

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

301 SAINT ANDREWS DRIVE, FORT WASHINGTON, MD 20744

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	131-C4, 131-D4, 131-E3, 131-E2, 131-D3, 131-C3, 131-E4, 131-F3, 131-F2	200 SHEET:	216SW01, 217SW01, 216SE01
0	OUTLOTS	0 UNITS ATTACHED			COUNCILMANIC DISTRICT:	8
0	PARCELS	0 UNITS MULTIFAMILY	PLANNING AREA:	80	TIER:	4, 4, 2, 4, 4, 4, 4, 4
0	OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	5	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0 GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VII		

AUTHORITY:

TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR 370.44 Acres
Total: **370.44 Acres**

APPLICANT
ADAM D TATONE

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0099

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/10/2025
STATUS : Pending

MARIE-ANDRES RESIDENCE; NEW RESIDENTIAL CONSTRUCTION; OLD FLETCHERTOWN RD, APPROX. 2700'
WEST OF ITS INTERSECTION WITH HIGH BRIDGE RD

12990 OLD FLETCHERTOWN ROAD, BOWIE, MD 20720

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	37-B2, 37-B1	200 SHEET:	210NE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	71B, 71A	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

Planning Board		
Hearing Date	Decision	Notes

ZONING:

RR 2.82 Acres
Total: **2.82** Acres

APPLICANT
MARIE CHARLES

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0100

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

PRESERVE AT PISCATAWAY DANVILLE ESTATES; PRESERVE AT PISCATAWAY – LOT34 BLOCK F TCP2 IS BEING SUBMITTED FOR A SINGLE-LOT REVISION TO REMOVE 0.04 ACRES OF WOODLAND CONSERVATION LOCATED WITHIN THE LOT AND TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS VIA PAYMENT OF A FEE-IN-LIEU.; LOCATED ON THE WEST SIDE OF WHERE QUARRY VIEW RD AND EMORY RIDGE RD MEET

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

14511 QUARRY VIEW ROAD, BRANDYWINE, MD 20613

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	153-C1	200 SHEET:	219SE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	84	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:

TCP2 - STAND ALONE

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

LCD 0.42 Acres
Total: **0.42 Acres**

APPLICANT
ATWELL

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0101

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

9704 OLD FORT ROAD; REVISE /UPDATE EXISTING APPROVED TCP2 TO ADD NEW SFH.; ON THE NORTHSIDE OF OLD FORT ROAD APPROX. 200' EAST OF ITS INTERSECTION WITH INDIAN HEAD HWY

9704 OLD FORT ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	114-B4, 123-B1	200 SHEET:	213SE01
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0 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:

TCP2 - STAND ALONE

APA: N/A

Planning Board		
Hearing Date	Decision	Notes

ZONING:

RR 0.42 Acres
Total: **0.42** Acres

APPLICANT
SEPMBER PROPERTIES, LLC

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0103

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :

STATUS : Pending

COOL SPRINGS ELEMENTARY SCHOOL; MODERNIZATION OF EXISTING ELEMENTARY SCHOOL; ON
INTERSECTION OF RIGGS ROAD AND MEZZEROTT ROAD

8910 RIGGS ROAD, HYATTSVILLE, MD 20783

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	24-D4, 24-D3	200 SHEET:	211NE02
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:

TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR 21.00 Acres
Total: **21.00** Acres

APPLICANT
NORTON LAND DESIGN LLC

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

TCP2-2025-0104

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/5/2026
STATUS : Pending

POTOMAC BUSINESS PARK SWM MAINTENANCE RETROFIT; WE ARE APPLYING FOR A NEW TCP2 FOR THE POTOMAC BUSINESS PARK. THIS REQUEST RELATES TO THE OUTSTANDING DEFICIENCIES IDENTIFIED BY CPJ DURING THE ANNUAL FUNCTIONAL INSPECTION REPORT THE WORK IS TO BE PERFORMED IS AN EMERGENCY REPAIR AND REPLACEMENT OF ...; 1000' SOUTH OF INTERSECTION WITH OXON HILL ROAD

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

6551 CLIPPER WAY, OXON HILL, MD 20745

	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	105-A1	200 SHEET:	209SE01
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
0	PARCELS	0 UNITS MULTIFAMILY	ELECTION DISTRICT:	12	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

NAC 12.34 Acres
Total: **12.34 Acres**

APPLICANT
SANJAY PATEL

AGENT

PROPERTY OWNER

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-APP-2025-0043

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/16/2025
STATUS : Accepted

COLUMBIA HIGHLANDS; CONSTRUCT (1) NEW SINGLE-FAMILY RESIDENCE HOME.; PARKWOOD ROAD & 62ND AVENUE

6113 PARKWOOD ROAD, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-A4	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:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

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

APPLICANT
RUSLAN ARUSHANOV

AGENT

PROPERTY OWNER
RUSLAN ARUSHANOV

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-APP-2025-0044

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/1/2025
STATUS : Accepted

KETTERING, LOT 47, BLOCK 12; TO CONSTRUCT A PREFABRICATED SWIM SPA, PRIVACY FENCE, AND TWO DOUBLE DOOR GATES OF COMPOSITE MATERIAL.; LOCATED ALONG WEST SIDE OF SUTTON COURT.

17 SUTTON COURT, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	68-C3	200 SHEET:	201NE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	6
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:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RSF-95 0.25 Acres
Total: **0.25 Acres**

APPLICANT
NEYDA I YEJO ROSADO

AGENT

PROPERTY OWNER
NEYDA I YEJO ROSADO

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-APP-2025-0045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/16/2025
STATUS : Accepted

5514 GLEN AVENUE; CONSTRUCTION OF SINGLE-FAMILY DWELLING .; 500 FT NORTH OF INTERSECTION OF ELECTRIC AVENUE AND GLEN AVENUE.

5514 GLEN AVENUE, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	45-B2	200 SHEET:	207NE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
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:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RR 0.34 Acres
Total: **0.34** Acres

APPLICANT
SCHAEFER HOMES

AGENT

PROPERTY OWNER
NORMAN & CELISTER EVANS

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-APP-2025-0048

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/3/2025
STATUS : Accepted

CHERRY HILL FARM ESTATES, LOTS 1-15; TO CONSTRUCT FIFTEEN (15) SINGLE-FAMILY DWELLINGS.; NORTH OF THE INTERSECTION OF GALLAHAN ROAD AND ORCHARD HILL DRIVE

12210 GALLAHAN ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	132-D3	200 SHEET:	216SE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	80	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:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RE 16.25 Acres
Total: 16.25 Acres

APPLICANT
SIR GALLAHAN LLC

AGENT

PROPERTY OWNER
SIR GALLAHAN LLC



Cases Accepted or Approved Between:

12/1/2025 and 12/31/2025

WCO-APP-2025-0050

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/4/2025
STATUS : Accepted

PEPCO METZEROTT EAST FEP; PEPCO TO REPLACE EXISTING FENCE AT THE METZEROTT EAST SUBSTATION TO IMPROVE SECURITY FOR THE SUBSTATION; ON METZEROTT ROAD, APPROXIMATELY 0.30 MILE FROM THE INTERSECTION OF METZEROTT AND ADELPHI ROADS

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

2960 METZEROTT ROAD, HYATTSVILLE, MD 20783

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	25-A3, 24-F3	200 SHEET:	211NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
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:

WOODLAND CONSERVATION ORDINANCE APPLICATION

Planning Board

Hearing Date	Decision	Notes

APA: N/A

ZONING:

AG, RR 33.46 Acres
Total: **33.46** Acres

AGENT

**APPLICANT
PEPCO**

PROPERTY OWNER
PEPCO

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-APP-2025-0051

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/16/2025
STATUS : Accepted

"CAPITOL HEIGHTS"; CONSTRUCT A SINGLE-FAMILY DWELLING.; N/A
729 OPUS AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	72-F2	200 SHEET:	202SE05
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:

WOODLAND CONSERVATION ORDINANCE
APPLICATION

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RSF-65 0.15 Acres
Total: **0.15 Acres**

APPLICANT
729 OPUS LLC

AGENT

PROPERTY OWNER
729 OPUS LLC



Cases Accepted or Approved Between:

12/1/2025 and 12/31/2025

WCO-NE-2025-0060

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/4/2025
STATUS : Approved

PEPCO METZEROTT EAST FEP; PEPCO TO REPLACE EXISTING FENCE AT THE METZEROTT EAST SUBSTATION TO IMPROVE SECURITY FOR THE SUBSTATION; ON METZEROTT ROAD, APPROXIMATELY 0.30 MILE FROM THE INTERSECTION OF METZEROTT AND ADELPHI ROADS

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

2960 METZEROTT ROAD, HYATTSVILLE, MD 20783

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	25-A3, 24-F3	200 SHEET:	211NE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
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:

NUMBERED EXEMPTION (WCO-NE)

Planning Board

Hearing Date	Decision	Notes

APA: N/A

ZONING:

AG, RR 33.46 Acres
Total: **33.46** Acres

AGENT

APPLICANT
PFPCO

PROPERTY OWNER
PEPCO

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0053

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/15/2025
STATUS : Approved

5113 EMO STREET; CONSTRUCTION OF ONE (1) SINGLE-FAMILY HOUSE; APPROXIMATELY 115 FEET SOUTHEAST OF THE INTERSECTION OF NOVA AVENUE AND EMO STREET

5113 EMO STREET, CAPITOL HEIGHTS, 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	72-F2	200 SHEET:	202SE05
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:

STANDARD EXEMPTION (WCO-SE)

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RSF-65 0.15 Acres
Total: **0.15** Acres

APPLICANT
SERA ENGINEERED

AGENT

PROPERTY OWNER
PATRICK JORDAN

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0086

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/1/2025
STATUS : Approved

KETTERING, LOT 47, BLOCK 12; TO CONSTRUCT A PREFABRICATED SWIM SPA, PRIVACY FENCE, AND TWO DOUBLE DOOR GATES OF COMPOSITE MATERIAL.; LOCATED ALONG WEST SIDE OF SUTTON COURT.

17 SUTTON COURT, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	68-C3	200 SHEET:	201NE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	73	COUNCILMANIC DISTRICT:	6
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:

STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RSF-95 0.25 Acres
Total: **0.25** Acres

APPLICANT
NEYDA I YEJO ROSADO

AGENT

PROPERTY OWNER
NEYDA I YEJO ROSADO

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0087

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/5/2025
STATUS : Approved

CHERRY HILL FARM ESTATES, LOTS 1-15; TO CONSTRUCT FIFTEEN (15) SINGLE-FAMILY DWELLINGS.; NORTH OF THE INTERSECTION OF GALLAHAN ROAD AND ORCHARD HILL DRIVE

12210 GALLAHAN ROAD, CLINTON, MD 20735

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	132-D3	200 SHEET:	216SE02
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81B	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:

STANDARD EXEMPTION (WCO-SE)

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RE 16.25 Acres
Total: **16.25 Acres**

APPLICANT
SIR GALLAHAN LLC

AGENT

PROPERTY OWNER
SIR GALLAHAN LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0088

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/5/2025
STATUS : Approved

THE MARK AT COLLEGE PARK; DEVELOPMENT OF MULTIFAMILY DWELLING UNITS WITHIN TWO BUILDINGS, WITH ASSOCIATED SITE INFRASTRUCTURE AND AMENITIES, INCLUDING A CENTRAL PROMENADE.; NW OF HARTWICK RD. APPROX 635 FT FROM THE INTERSECTION OF HARTWICK RD AND BALTIMORE AVE U.S. ROUTE 1

**ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS**

4330 HARTWICK ROAD, COLLEGE PARK, MD 20740

LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-C4	200 SHEET:	209NE04
OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0	GROSS FLOOR AREA (SQ FT)				

AUTHORITY:

STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RTO-L-E 4.53 Acres
Total: **4.53 Acres**

APPLICANT

THE MARK AT COLLEGE PARK, LLC

AGENT

PROPERTY OWNER

UNIT OWNERS ASSOCIATION OF COLLEGE PARK TOWERS CONDOMINIUM, INC.

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0090

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/15/2025
STATUS : Approved

HAWKINS POOL; CONSTRUCT AN INGROUND POOL, 500 SQ. FT POOL PATIO; N/A
8802 WEST FORT FOOTE TERRACE, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	113-D2	200 SHEET:	212SW01
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:

STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RSF-95 0.23 Acres
Total: **0.23** Acres

APPLICANT
MONICAMARIE M HAWKINS

AGENT

PROPERTY OWNER
MONICAMARIE M HAWKINS

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0092

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/16/2025
STATUS : Approved

"CAPITOL HEIGHTS"; CONSTRUCT A SINGLE-FAMILY DWELLING.; N/A
729 OPUS AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: PRIOR ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	72-F2	200 SHEET:	202SE05
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:

STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RSF-65 0.15 Acres
Total: **0.15** Acres

APPLICANT
729 OPUS LLC

AGENT

PROPERTY OWNER
729 OPUS LLC

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0093

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/16/2025
STATUS : Approved

COLUMBIA HIGHLANDS; CONSTRUCT (1) NEW SINGLE-FAMILY RESIDENCE HOME.; PARKWOOD ROAD & 62ND AVENUE

6113 PARKWOOD ROAD, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	51-A4	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:

STANDARD EXEMPTION (WCO-SE)

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

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

APPLICANT
RUSLAN ARUSHANOV

AGENT

PROPERTY OWNER
RUSLAN ARUSHANOV

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0094

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/16/2025
STATUS : Approved

5514 GLEN AVENUE; CONSTRUCTION OF SINGLE-FAMILY DWELLING .; 500 FT NORTH OF INTERSECTION OF ELECTRIC AVENUE AND GLEN AVENUE.

5514 GLEN AVENUE, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	45-B2	200 SHEET:	207NE10
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	70	COUNCILMANIC DISTRICT:	5
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:

STANDARD EXEMPTION (WCO-SE)

Planning Board

APA: N/A

Hearing Date	Decision	Notes

ZONING:

RR 0.34 Acres
Total: **0.34** Acres

APPLICANT
SCHAEFER HOMES

AGENT

PROPERTY OWNER
NORMAN & CELISTER EVANS

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

WCO-SE-2025-0097

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/23/2025
STATUS : Approved

WSSC WATER CATHODIC PROTECTION PROJECT #BM6140A16; INSTALLATION OF CATHODIC PROTECTION
RECTIFIER FOR TRANSMISSION MAIN CORROSION CONTROL.; KNOX ROAD AND RHODE ISLAND AVENUE

7307 RHODE ISLAND AVENUE, COLLEGE PARK, MD 20740

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

LOTS	0 UNITS DETACHED	TAX MAP & GRID:	33-D4	200 SHEET:	209NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	3
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:

STANDARD EXEMPTION (WCO-SE)

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RMF-20, RSF-65 0.64 Acres
Total: **0.64** Acres

APPLICANT
WSSC WATER

AGENT

PROPERTY OWNER
CITY OF COLLEGE PARK

Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

ZMA-2024-004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 7/28/2025
STATUS : Pending
APPROVED DATE: 12/18/2025

THE GROVE AT HYDE LANDING; PLANNED DEVELOPMENT - REZONE FROM RE TO R-PD; ON THE SOUTH SIDE OF STEED ROAD, APPROXIMATELY 3,300 FEET NORTHWEST OF ITS INTERSECTION WITH MD 223 (PISCATAWAY ROAD).

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

3801 STEED ROAD, CLINTON, 20735

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	115-B4, 124-C1, 124-B2, 124-B1, 115-C4	200 SHEET:	213SE04, 213SE03, 212SE04
0	OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81B	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:

ZONING MAP AMENDMENT - PLANNED
DEVELOPMENT ZONE

Planning Board

Hearing Date	Decision	Notes
12/18/2025	Approval with Conditions	Approved with Revised Conditions

APA: N/A

ZONING:

RE (RESIDENTIAL ESTATE) 126.18 Acres
Total: **126.18 Acres**

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
RE (RESIDENTIAL ESTATE)		126.18
	R-E (RESIDENTIAL ESTATE)	126.18

APPLICANT
NVR, INC.

AGENT

PROPERTY OWNER
SHARHANO, LLC