

**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
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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		PARKLAND AND ROCK CREEK PLAT 5; PARKLAND AND ROCK CREEK PLAT 5: LOTS 1-9, BLOCK L, PARCEL AP;				
STATUS : Approved		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:

APA: N/A

MAJOR

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

5-25067		ACCEPTED OR APPROVED IN SPECIFIED RANGE				
ACCEPTED DATE : 12/8/2025		PARKLAND AND ROCK CREEK PLAT 6; PARKLNAD AND ROCK CREEK PLAT 6, PARCELS OO, PP, QQ, TT, UU, VV;				
STATUS : Approved		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)	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:
12/1/2025 and 12/31/2025

5-25068		ACCEPTED OR APPROVED IN SPECIFIED RANGE				
ACCEPTED DATE : 12/8/2025		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				
STATUS : Approved						
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:

APA: N/A

MAJOR

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

AGENT

PROPERTY OWNER
STANLEY MARTIN HOMES, LLC

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

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 DATE : 12/8/2025
STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

 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	PARKLAND AND ROCK CREEK PLAT 10; PARKLAND AND ROCK CREEK PLAT 10: LOTS 4-11 AND 24-45, BLOCK E
STATUS : Approved	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)				

<u>AUTHORITY:</u>
MAJOR

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

APA: N/A

<u>ZONING:</u>	
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
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**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	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
STATUS : Approved	
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)				

<u>AUTHORITY:</u>
MAJOR

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

APA: N/A

<u>ZONING:</u>	
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	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
STATUS : Approved	
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)				

<u>AUTHORITY:</u>
MAJOR

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

APA: N/A

<u>ZONING:</u>	
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 DATE : 12/8/2025
STATUS : Approved

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

 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

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 DATE : 12/8/2025
STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

 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 DATE : 12/8/2025
STATUS : Approved

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

 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

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 DATE : 12/8/2025

STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

Planning Board

Hearing Date	Decision	Notes
12/18/2025	Approval	

APA: N/A

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 DATE : 12/8/2025
STATUS : Approved

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

 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

 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 DATE : 12/8/2025

STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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 DATE : 12/8/2025
STATUS : Approved

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

 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

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

APA: N/A

Hearing Date	Decision	Notes
12/18/2025	Approval	

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 DATE : 12/8/2025

STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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 1077 LARGO ROAD, UPPER MARLBORO, MD 20774
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	

0	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
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**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

APA: N/A

Hearing Date	Decision	Notes
12/04/2025	Approval	

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			APA: N/A
	Hearing Date	Decision	Notes	
	12/04/2025	Approval with Conditions		

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	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).
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	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 DATE : 12/8/2025
STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

 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		0	GROSS FLOOR AREA (SQ FT)		

AUTHORITY:

AMENDMENT - DIRECTOR LEVEL

APA: N/A

ZONING:

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

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

DSP-24015

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

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED 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

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

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

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
 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 DATE : 12/9/2025
STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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:

LEGACY - MANDATORY REFERRAL

APA: N/A

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	LIBERTY SPORTS PARK PHASE 2 PARKING LOT EXPANSION; PHASE 2 PARKING LOT ADDITION WITH
STATUS : Pending	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,

0	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
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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

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

Planning Board		
Hearing Date	Decision	Notes

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

NRI-2025-0138

ACCEPTED DATE : 12/4/2025
STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

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 DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

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

0	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 DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

15401 BERRY ROAD; HOUSING DEVELOPMENT.; BETWEEN LIVINGSTON RD AND BERRY ROAD SOUTH OF AIRPORT LANE

15401 BERRY ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE:

CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	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			COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	84	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:
NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

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

0	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		
Hearing Date	Decision	Notes

APA: N/A

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 :	NEHEMER ST. PIUS X CHAPEL; THE NATURE OF THE PROPOSED REQUEST IS TO EXPAND THE EXISTING CHAPEL BUILDING
STATUS : Pending	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

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:
NATURAL RESOURCE INVENTORY PLAN

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

AR5.20 Acres
Total:**5.20** Acres

APPLICANT KIMLEY HORN	AGENT	PROPERTY OWNER SOCIETY OF SAINT PIUS X WASHINGTON, DC, INC.
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Development Review Applications - Process Monitoring

01/06/2026

**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

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: 44-E2, 44-F2
PLANNING AREA: 70
ELECTION DISTRICT: 20
POLICE DIVISION: II

200 SHEET:	207NE09
COUNCILMANIC DISTRICT:	3
TIER:	2
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES

AUTHORITY:

NATURAL RESOURCE INVENTORY PLAN

Planning Board

APA: N/A

Hearing Date

Decision

Notes

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
<div> <div>ACCEPTED DATE :</div> <div>STATUS : Pending</div> </div>	<div> <div>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</div> <div>6100 WOODYARD ROAD, UPPER MARLBORO, MD 20772</div> </div>
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	

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		
Hearing Date	Decision	Notes

APA: N/A

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

0	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

APPLICANT
 PEPCO
 AGENT
PROPERTY OWNER
 PEPCO

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

NRI-EL-2025-0033

ACCEPTED DATE : 12/22/2025
STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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		
Hearing Date	Decision	Notes

APA: N/A

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 DATE : 12/19/2025

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

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 DATE :

STATUS : Pending

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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 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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	26-A2, 26-A1	200 SHEET:	212NE05
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:

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

Page 43 of 80

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

0	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:

 PRE-APPLICATION

APA: N/A

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:

PRE-APPLICATION

APA: N/A

ZONING:	
RR	12.01 Acres
Total:	12.01 Acres

APPLICANT CHARLES P. JOHNSON & ASSOCIATES, INC.	AGENT	PROPERTY OWNER DAVID STEWART
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**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:

APA: N/A

PRE-APPLICATION

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
<div> <div>ACCEPTED DATE :</div> <div>STATUS : Pending</div> </div>	<div>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</div> <div>7604 SOUTH OSBORNE ROAD, UPPER MARLBORO, MD 20772</div>
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	

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:

PRE-APPLICATION

APA: N/A

ZONING:	
AR	5.20 Acres
Total:	5.20 Acres

<div> <div>APPLICANT</div> <div>KIMLEY HORN</div> </div>	<div> <div>AGENT</div> </div>	<div> <div>PROPERTY OWNER</div> <div>SOCIETY OF SAINT PIUS X WASHINGTON, DC, INC.</div> </div>
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Cases Accepted or Approved Between:
12/1/2025 and 12/31/2025

PRE-APP-2025-0127	ACCEPTED OR APPROVED IN SPECIFIED RANGE
ACCEPTED DATE :	CRESTWOOD LANDING; FOUR(4) LOT SUBDIVISION
STATUS : Pending	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

0	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	AGENT	PROPERTY OWNER
MILLENNIUM ENGINEERING, LLC		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 PHYCIALLY 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:

APA: N/A

LEGACY - SPECIAL EXCEPTION

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			COUNCILMANIC DISTRICT:	6
9	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	79, 74A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	7, 3	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II		

<u>AUTHORITY:</u>
BOARD LEVEL

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

APA: N/A

<u>ZONING:</u>	
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
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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 SUNROON - 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

0	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:

APA: N/A

HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

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 DATE : 11/17/2025

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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	

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:
TCP2 - STAND ALONE

APA: N/A

ZONING:	
RSF-95	10.42 Acres
Total:	10.42 Acres

APPLICANT CAPITOL DEVELOPMENT DESIGN INC	AGENT	PROPERTY OWNER GABRIEL AKEM
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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

0	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

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

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10213 DEEP CREEK COURT, CLINTON, MD 20735

0	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		
Hearing Date	Decision	Notes

APA: N/A

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 DATE : 12/9/2025
STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

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 DATE : 12/12/2025

STATUS : Pending

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6666 WALKER MILL ROAD, CAPITOL HEIGHTS, MD 20743

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:	
IE	7.99 Acres
Total:	7.99 Acres

APPLICANT
COLLIERS ENGINEERING AND DESIGN

AGENT

PROPERTY OWNER

Page 57 of 80

**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			TIER:	4, 4, 2, 4, 4, 4, 4, 4
0	OUTPARCELS	0	TOTAL UNITS	PLANNING AREA:	80	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT:	5		
				POLICE DIVISION:	VII		

<u>AUTHORITY:</u>
TCP2 - STAND ALONE

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

<u>ZONING:</u>	
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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR2.82 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
<div> <div>ACCEPTED DATE :</div> <div>STATUS : Pending</div> </div>	<div> <div>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</div> <div>14511 QUARRY VIEW ROAD, BRANDYWINE, MD 20613</div> </div>
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS	

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

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

0	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

Planning Board		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RR0.42 Acres

Total:0.42 Acres

APPLICANT

SEPTEMBER PROPERTIES, LLC

AGENT

PROPERTY OWNER

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

TCP2-2025-0103

ACCEPTED DATE :

STATUS : Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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

0	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

0	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

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-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

0	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

0	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

Hearing Date	Decision	Notes

APA: N/A

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

0	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		
Hearing Date	Decision	Notes

APA: N/A

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

0	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

APPLICANT
PEPCO

AGENT

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

0	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

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-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

0	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

APPLICANT
PEPCO

AGENT

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

0	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		
Hearing Date	Decision	Notes

APA: N/A

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

0	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 DATE : 12/5/2025
STATUS : Approved

ZONING ORDINANCE: CURRENT ZONING
ORDINANCE & SUBDIVISION REGULATIONS

ACCEPTED OR APPROVED IN SPECIFIED RANGE

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

0	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		
Hearing Date	Decision	Notes

APA: N/A

ZONING:

RE16.25 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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	33-C4	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:

RTO-L-E4.53 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

0	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

APA: N/A

Hearing Date	Decision	Notes

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 DATE : 12/16/2025

STATUS : Approved

ACCEPTED OR APPROVED IN SPECIFIED RANGE

"CAPITOL HEIGHTS"; CONSTRUCT A SINGLE-FAMILY DWELLING.; N/A

729 OPUS AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: PRIOR ZONING

ORDINANCE & SUBDIVISION REGULATIONS

0	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

0	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

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-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

0	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

Hearing Date	Decision	Notes

APA: N/A

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

0	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

APA: N/A

Hearing Date	Decision	Notes

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