

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

4-22012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/12/2023
STATUS : Approved
APPROVED DATE: 02/12/2026

THE HERMAN MULTI-FAMILY APARTMENTS; THE HERMAN MULTI-FAMILY APARTMENTS - 2 PARCELS FOR DEVELOPMENT OF 145 MULTIFAMILY DWELLING UNITS; LOCATED ON THE NORTH SIDE OF AGER ROAD, APPROX. 2,500 FEET SOUTHEAST OF ITS INTERSECTION WITH MD 410 (EAST WEST HWY)

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6203 AGER ROAD, HYATTSVILLE, MD 20782

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-D2, 41-E2	200 SHEET:	207NE02, 208NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	65	COUNCILMANIC DISTRICT:	2
2	PARCELS	145	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)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	3.80 Acres
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	3.80 Acres
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	5.70 Acres
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	5.70 Acres
Total:	19.00 Acres

Planning Board		
Hearing Date	Decision	Notes
01/18/2024	Approval with Conditions	
02/12/2026	Extension Request Approved	1 year extension approved

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	3.8
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		3.8
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	R-35 (1 FAM SEMI DETACH, AND 2 FAM DETACH, RES)	5.7
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		5.7

APPLICANT
COMMUNITY HOUSING INITIATIVE

AGENT

PROPERTY OWNER
MOUNT ZION PENTECOSTAL CHURCH OF
WASHINGTON, D.C., INC.

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees
24-121(a)(3)(l)	Access to arterial or higher

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24041

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 1; PLAT 1, PARCEL D1; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.87 Acres
Total:	1.87 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		1.87
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.87

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24042

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 2; PLAT 2, LOTS 19-28 BLOCKD, LOTS 1-22 BLOCK F, PARCELS F1, RD6 AND RD11;
 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.04 Acres
Total:	3.04 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		3.04
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.04

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24043

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 3; PLAT 3, LOTS 29-72, BLOCKD AND PARCELS D2,D3,D4,D5,D6,D7,D8,D9,D10 AND RD13; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD	47.14 Acres
Total:	47.14 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.26

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24044

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 4; PLAT 4, LOTS 1-18 BLOCK H AND PARCELS HI, RD12 AND RD14; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.91 Acres
Total:	1.91 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.91
LCD (LEGACY COMPREHENSIVE DESIGN)		1.91

APPLICANT
DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24045

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 5; PLAT 5, LOTS 1-45 BLOCK J AND PARCELS JI, J2, J3, J4, J5, J6, AND RD15; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.55 Acres
Total:	3.55 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.55
LCD (LEGACY COMPREHENSIVE DESIGN)		3.55

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24046

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 6; PLAT 6, PARCELS B2, P1 AND RD21 (THIS CASE IS NOT LEGACY); 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: LEGACY - FINAL PLAT OF SUBDIVISION

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	0.87 Acres
Total:	0.87 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		0.87
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	0.87

APPLICANT
 DRB GROUP MID ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24047

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 7; PLAT 7, LOTS 13-30 BLOCK M AND PARCELS M1, RD19 AND RD20; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	2.12 Acres
Total:	2.12 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		2.12
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.12

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24048

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 8; PLAT 8, LOTS 20-24 BLOCK B, LOTS 1-18 BLOCK N AND PARCELS N1, RD25 AND RD27; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	2.26 Acres
Total:	2.26 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.26
LCD (LEGACY COMPREHENSIVE DESIGN)		2.26

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24049

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 9; PLAT 9, LOTS 25-73 BLOCK B AND PARCELS B3, B4, B5, B6, B7, B8 AND RD26; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	115.35 Acres
Total:	115.35 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	115.35
LCD (LEGACY COMPREHENSIVE DESIGN)		115.35

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24050

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 10; PLAT 10, LOTS 19-30 BLOCK H AND PARCEL RD10; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	0.35 Acres
Total:	0.35 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	0.35
LCD (LEGACY COMPREHENSIVE DESIGN)		0.35

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24051

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 11; PLAT 11, LOTS 1-12 BLOCK M AND PARCEL RD18; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.10 Acres
Total:	1.10 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		1.1
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.1

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24052

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 12; PLAT 12, LOTS 8-19 BLOCK B, LOTS 1930 BLOCK N, AND PARCEL RD24; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.72 Acres
Total:	1.72 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		1.72
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.72

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24053

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 13; PLAT 13, LOTS 20-58 BLOCK G AND PARCELS G4, G5, G6, G7 AND G8; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD ROAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.07 Acres
Total:	3.07 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.07
LCD (LEGACY COMPREHENSIVE DESIGN)		3.07

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24054

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 14; PLAT 14, LOTS 1-36 BLOCK K AND PARCELS K1, K2, K3, K5, K6, K8, K9 AND K10;
 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	2.27 Acres
Total:	2.27 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		2.27
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.27

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24055

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 15; PLAT 15, LOTS 37-62 BLOCK K AND PARCELS K4 AND RD17; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	2.29 Acres
Total:	2.29 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		2.29
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.29

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24056

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 16; PLAT 16, LOTS 1-7 BLOCK B, LOTS 1-22 BLOCK L AND PARCELS L1, L2, L3, L4, L5, L6 RD22 AND RD23; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.27 Acres
Total:	3.27 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		3.27
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.27

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24057

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 17; PLAT 17, PARCELS B1 AND RD16; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	12.73 Acres
Total:	12.73 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		12.73
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	12.73

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24058

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 18; PLAT 18, LOTS 36-52 BLOCK A AND PARCELS A5, A6, A7, A8, A9 AND RD4; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.05 Acres
Total:	1.05 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.05
LCD (LEGACY COMPREHENSIVE DESIGN)		1.05

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24059

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 19; PLAT 19, PARCEL A3 (THIS IS NOT A LEGACY APPLICATION); 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: LEGACY - FINAL PLAT OF SUBDIVISION

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	7.82 Acres
Total:	7.82 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		7.82
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	7.82

APPLICANT
 DRB GROUP MID ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24060

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 20; PLAT 20, LOT 1-18 BLOCK D AND PARCELS D11 AND RD5; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.58 Acres
Total:	1.58 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.58
LCD (LEGACY COMPREHENSIVE DESIGN)		1.58

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24061

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 21; PLAT 21, LOTS 1-30 BLOCK E AND PARCEL E1; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	2.53 Acres
Total:	2.53 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		2.53
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	2.53

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24062

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 22; PLAT 22, LOTS 31-60 BLOCK E AND PARCELS E2 AND RD7; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	19.35 Acres
Total:	19.35 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	19.35
LCD (LEGACY COMPREHENSIVE DESIGN)		19.35

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24063

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 23; PLAT 23, LOTS 1-19 BLOCK G AND PARCELS G1, G2, G3, G9 AND RD8; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	0.22 Acres
Total:	0.22 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	0.22
LCD (LEGACY COMPREHENSIVE DESIGN)		0.22

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24064

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 24; PLAT 24, LOTS 23-32 BLOCK F AND PARCEL RD9; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	1.15 Acres
Total:	1.15 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	1.15
LCD (LEGACY COMPREHENSIVE DESIGN)		1.15

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24065

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 25; PLAT 25, LOTS 1-22 BLOCK A, LOTS 1-25 BLOCK C AND PARCELS A1, A2, C1 AND RD1; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.81 Acres
Total:	3.81 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		3.81
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.81

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24066

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 26; PLAT 26, LOTS 23-35 BLOCK A, LOTS 26-50 BLOCK C AND PARCELS C2, RD2 AND RD3; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	3.49 Acres
Total:	3.49 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	3.49
LCD (LEGACY COMPREHENSIVE DESIGN)		3.49

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24067

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved
APPROVED DATE: 02/19/2026

PARKSIDE SECTION 7, PLAT 27; PLAT 27, PARCEL, A4; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	14.35 Acres
Total:	14.35 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	14.35
LCD (LEGACY COMPREHENSIVE DESIGN)		14.35

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24068

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PARKSIDE SECTION 7, PLAT 28; PLAT 28, PARCELS CP4, CP5 AND PART OF PARCEL CP1; 795 FEET EAST OF VICTORIA PARK DRIVE AND 5,305 FEET NORTH OF WOODYARD TOAD

3406 MELWOOD ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD (LEGACY COMPREHENSIVE DESIGN)	7.30 Acres
Total:	7.30 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LCD (LEGACY COMPREHENSIVE DESIGN)		7.3
	R-M (RESIDENTIAL MEDIUM DEVELOPMENT)	7.3

APPLICANT
 DAN RYAN BUILDERS MID-ATLANTIC LLC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-24133

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

PENN PLACE 1; PENN PLACE 1, PARCEL A; THE SOUTH SIDE OF PENN CROSSING DRIVE, AT ITS INTERSECTION WITH MD 4 (PENNSYLVANIA AVENUE)

5501 PENN CROSSING DRIVE, DISTRICT HEIGHTS,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	81-A2	200 SHEET:	204SE05, 203SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	7
1	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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	7.54 Acres
Total:	7.54 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		7.54
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	7.54

APPLICANT
 PENN PLACE 1 OWNER LLC

AGENT

PROPERTY OWNER
 PENN PLACE 1 OWNER LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-25021

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/18/2026
STATUS : Pending

RENEWAL CHRISTIAN CENTER, PARCEL 1; RENEWAL CHRISTIAN CENTER: FINAL PLAT, PARCEL 1; CORNER OF SOUTHEASTERLY SIDE OF CRAIN HIGHWAY (U.S. 301) AND SOUTHWESTERLY SIDE OF CHEW ROAD

6601 CHEW ROAD, UPPER MARLBORO,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	110-E1	200 SHEET:	209SE13, 209SE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
AR (AGRICULTURAL-RESIDENTIAL)	23.34 Acres
Total:	23.34 Acres

Planning Board		
Hearing Date	Decision	Notes
02/26/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		23.34
	R-A (RESIDENTIAL-AGRICULTURAL)	23.34

APPLICANT
 RENEWAL CHRISTIAN CENTER

AGENT

PROPERTY OWNER
 RENEWAL CHRISTIAN CENTER

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-25083

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

STEPHEN'S CROSSING AT BRANDYWINE PLAT 9; PLAT 9 LOTS 1-16 AND PARCELS F1, F2, F3, F4, BLOCK F LOTS 1-21 AND PARCELS G1, AND G2, BLOCK G PARCELS R4, R14 AND R15; NORTH OF BRANDYWINE ROAD (MD381) BETWEEN MISSOURI AVENUE AND MATTAWOMAN DRIVE (WEST)

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

, BRANDYWINE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	145-B3, 145-B2	200 SHEET:	218SE08, 218SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	5.04 Acres
Total:	5.04 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		5.04
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	5.04

APPLICANT
 ELM STREET DEVELOPMENT

AGENT

PROPERTY OWNER
 ELM STREET DEVELOPMENT

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-25084

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

STEPHEN'S CROSSING AT BRANDYWINE PLAT 10; PLAT 10 LOTS 1-15 PARCELS D1 AND D2, BLOCK D LOTS 1-20 AND PARCELS E1, E2, E3, E4 BLOCK E AND PARCEL R3; NORTH OF BRANDYWINE ROAD (MD381) BETWEEN MISSOURI AVENUE AND MATTAWOMAN DRIVE (WEST)

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

, BRANDYWINE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	145-B3, 145-B2	200 SHEET:	218SE08, 218SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	7.25 Acres
Total:	7.25 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		7.25
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	7.25

APPLICANT
 ESC STEPHENS, LC

AGENT

PROPERTY OWNER
 ESC STEPHENS, LC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-25085

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

STEPHEN'S CROSSING AT BRANDYWINE PLAT 11; PLAT 11 LOTS 1-25 AND PARCELB1, BLOCK B LOTS 1-24 AND PARCELS C1, C2, C3, C4, C5, BLOCK C AND PARCELS R1 AND R2; NORTH OF BRANDYWINE ROAD (MD381) BETWEEN MISSOURI AVENUE AND MATTAWOMAN DRIVE (WEST)

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

, BRANDYWINE,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	145-B3, 145-B2	200 SHEET:	218SE08, 218SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	8.78 Acres
Total:	8.78 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	8.78
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		8.78

APPLICANT
 ESC STEPHENS, LC

AGENT

PROPERTY OWNER
 ESC STEPHENS, LC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

5-25087

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/13/2026
STATUS : Approved

PISCATAWAY HEIGHTS, PARCEL E-1; PISCATAWAY HEIGHTS, PARCEL H; NORTH SIDE OF FLORAL PARK ROAD,
 PLUS OR MINUS 10,000 FEET WEST OF BRANDYWINE ROAD

, BRANDYWINE,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	133-E4, 133-F4	200 SHEET:	217SE05, 216SE04, 216SE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	85A, 81B	COUNCILMANIC DISTRICT:	9
1	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9, 11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR

<u>ZONING:</u>	
AR (AGRICULTURAL-RESIDENTIAL)	21.72 Acres
Total:	21.72 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-A (RESIDENTIAL-AGRICULTURAL)	21.72
AR (AGRICULTURAL-RESIDENTIAL)		21.72

APPLICANT
 MEINHARDT PARTNERS, LLC

AGENT

PROPERTY OWNER
 M-NCPPC PRINCE GEORGE'S COUNTY PLANNING
 DEPARTMENT

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

ADQ-2023-066

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/2/2026
STATUS : Pending

CHEVERLY HILL; 160 LOTS AND 35 PARCELS FOR DEVELOPMENT OF 160 SINGLE-FAMILY DETACHED AND 1,180 MULTIFAMILY RESIDENTIAL DWELLING UNITS, 70,000 SQUARE FEET OF EXISTING MEDICAL OFFICE SPACE, 39,725 SQUARE FEET OF COMMERCIAL SPACE, AND A 71-ROOM HOTEL; SOUTHWEST CORNER OF US 295 (BALTIMORE WASHINGTON PARKWAY) AND MD 202 (LANDOVER ROAD)

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3001 HOSPITAL DRIVE, HYATTSVILLE, MD 20785

0	LOTS	160	UNITS DETACHED	TAX MAP & GRID:	58-F1, 58-E1, 50-F4	200 SHEET:	204NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
0	PARCELS	1,180	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	1,340	TOTAL UNITS	POLICE DIVISION:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: CERTIFICATE OF ADEQUACY

ZONING:	
CGO (COMMERCIAL, GENERAL AND OFFICE)	44.18 Acres
Total:	44.18 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	44.18
CGO (COMMERCIAL, GENERAL AND OFFICE)		44.18

APPLICANT
 CHEVERLY PARTNERS, LLC

AGENT

PROPERTY OWNER
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

ADQ-2025-0032

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Pending

MILL BRANCH; MILL BRANCH MAJOR MIXED USE COMPANION TO 4-19050; LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF MILL BRANCH ROAD AND MD 301 CRAIN HIGHWAY

3411 SAINT LOLA LANE, BOWIE, MD 20716

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-E3, 55-E4	200 SHEET:	205NE14, 205NE15
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B, 74B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2, 3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: CERTIFICATE OF ADEQUACY - AMENDMENT

ZONING:	
CGO	18.06 Acres
Total:	18.06 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 GREEN BRANCH, LLC

AGENT

PROPERTY OWNER
 GREEN BRANCH, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

ADQ-2026-0007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

RST NEW CARROLLTON; RST NEW CARROLLTON: ONE PARCEL FOR MIXED-USE BUILDING, WITH STRUCTURED PARKING AND AMENITIES FOR 300 MULTIFAMILY DWELLING UNITS (UP TO 98% AFFORDABLE UNITS) AND 3,000 SQUARE FEET OF SPACE FOR NON-PROFIT OR COMMUNITY USE SPACE; ON ANNAPOLIS ROAD APPROX. 500 FEET EAST OF THE INTERSECTION OF ANNAPOLIS ROAD & VETERAN'S PKWY

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7591 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	51-E1	200 SHEET:	206NE06, 206NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
0	PARCELS	300	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	300	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: CERTIFICATE OF ADEQUACY

ZONING:	
NAC	4.29 Acres
Total:	4.29 Acres

APPLICANT
 VIKA MARYLAND

AGENT

PROPERTY OWNER
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DET-2024-010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/24/2025
STATUS : Approved
APPROVED DATE: 02/12/2026

ENCLAVE AT BRANDYWINE, PHASE 2; DEVELOPMENT OF 36 SINGLE-FAMILY ATTACHED DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE.; ON THE WEST SIDE OF GENERAL LAFAYETTE BOULEVARD, APPROXIMATELY 850 FEET SOUTHWEST OF ITS INTERSECTION WITH CHADDS FORD DRIVE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

15841 GENERAL LAFAYETTE BOULEVARD, BRANDYWINE, 20613

36	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	154-E4	200 SHEET:	220SE06, 220SE07
0	OUTLOTS	36	UNITS ATTACHED	PLANNING AREA:	85A	COUNCILMANIC DISTRICT:	9
6	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	11	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: BOARD LEVEL

ZONING:	
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)	5.44 Acres
Total:	5.44 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-T (TOWNHOUSE)	5.44
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		5.44

APPLICANT
 SH BRANDYWINE LLC

AGENT

PROPERTY OWNER
 SH BRANDYWINE LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DPLS-24001 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/28/2025 AUTOZONE #1837; A DEPARTURE FROM THE NUMBER OF PARKING AND LOADING SPACES IS BEING SUBMITTED
STATUS : Pending FOR A REDUCTION OF NUMBER OF PARKING SPACES REQUIRED. A VARIANCE FROM SECTION 27-462(B) OF THE
APPROVED DATE: 02/12/2026 PRI; SOUTH SIDE OF LANDOVER ROAD, APPROXIMATELY 500 FEET EAST OF ITS INTERSECTION WITH FIRE
 HOUSE ROAD

ZONING ORDINANCE: PRIOR ZONING 7755 LANDOVER ROAD, HYATTSVILLE,
 ORDINANCE & SUBDIVISION REGULATIONS

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

AUTHORITY: PRIOR - MAJOR

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

Planning Board		
Hearing Date	Decision	Notes
02/12/2026		PM moved to 2/12/2025 from 1/15/2025

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

Variation/Variance	
Section	Definition
27-462(b)(2)(i)	ADDITIONAL SETBACK REQUIREMENT FOR BLDS HIGHER THAN 30' (Commercial)

APPLICANT
 AUTO ZONE, INC.

AGENT

PROPERTY OWNER
 RAHIMI INVESTMENTS, INC.

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DPT-2025-0003

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/16/2026
STATUS : Pending
APPROVED DATE: 02/19/2026

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - DDS FROM SECTION 4.7 OF THE LANDSCAPE MANUAL; ON THE EAST SIDE OF LITTLE BRANCH RUN, 250 FEET WEST OF ITS INTERSECTION WITH AGER ROAD.

5615 LITTLE BRANCH RUN, HYATTSVILLE,

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	207NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	342	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)			APA:	N/A

AUTHORITY: PRIOR - MAJOR

ZONING:	
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	4.98 Acres
Total:	4.98 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		4.984
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	4.984

APPLICANT
 WHPC BLOCK 4

AGENT

PROPERTY OWNER
 WHPC BLOCK 4

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-20053-02

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/3/2025
STATUS : Pending
APPROVED DATE: 02/19/2026

WEST HYATTSVILLE PHASE 2; WEST HYATTSVILLE - PROPOSED MULTIFAMILY BUILDING ON PARCEL 2 AND MODIFY THE COURTYARD.; ON THE EAST SIDE OF LITTLE BRANCH RUN, 250 FEET WEST OF ITS INTERSECTION WITH AGER ROAD.

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

5615 LITTLE BRANCH RUN, HYATTSVILLE,

2	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	206NE02, 207NE02
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	342	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)			APA:	N/A

AUTHORITY: ETOD - BOARD LEVEL

ZONING:	
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))	8.04 Acres
Total:	8.04 Acres

Planning Board		
Hearing Date	Decision	Notes
02/19/2026	Continued	CONTINUANCE TO 2-19-26

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
LTO-c (LOCAL TRANSIT-ORIENTED (CORE))		8.035
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	8.035
	T-D-O (TRANSIT DISTRICT OVERLAY)	8.035

APPLICANT
WHPC BLOCK 4, LLC

AGENT

PROPERTY OWNER
WHPC BLOCK 4, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-2025-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/17/2025
STATUS : Pending
APPROVED DATE: 02/12/2026

HYDE LANDING; INFRASTRUCTURE IMPROVEMENTS INCLUDING PUBLIC STREETS, WATER, SEWER, STORMDRAIN, AND STORMWATER MANAGEMENT FACILITIES; ON THE NORTHWEST SIDE OF PISCATAWAY ROAD, AT ITS INTERSECTION WITH STEED ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

10051 PISCATAWAY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	124-E1, 124-D1, 115-D4, 115-E4	200 SHEET:	213SE04, 212SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	81B	COUNCILMANIC DISTRICT:	9
14	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	9	TIER:	2
6	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V, VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: INFRASTRUCTURE ONLY

ZONING:	
R-PD/APAO	425.46 Acres
Total:	425.46 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 HYDE FIELD ACQUISITION LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-2025-0024

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/24/2026
STATUS : Pending

LANDOVER METRO; ONE MULTIFAMILY RESIDENTIAL BUILDING WITH ASSOCIATED PARKING AND INFRASTRUCTURE.; ON THE NORTH SIDE OF OLD LANDOVER ROAD, APPROXIMATELY 175 FEET WEST OF ITS INTERSECTION WITH PENNSY DRIVE

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6900 LANDOVER ROAD, HYATTSVILLE, MD 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-D1, 59-C1	200 SHEET:	204NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
2	PARCELS	260	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: BOARD LEVEL

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

Planning Board		
Hearing Date	Decision	Notes
04/30/2026		

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

APPLICANT
SOLTESZ

AGENT

PROPERTY OWNER
WMATA

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-2026-0007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/24/2026
STATUS : Pending

M SQUARE (DISCOVERY DISTRICT); PROPOSED AMENDMENT DESCRIPTION:
 THE PROPOSED AMENDMENT INCLUDES THE ADDITION OF AN INTERIM PHASE 2 FOR THE CONSTRUCTION OF
 THE 4400 RIVER ROAD BUILDING ALONG WITH ASSOCIATED INTERIM PARKING. THE FINAL OVERALL PROJECT
 BUILD-OUT REMAINS UNCHANGED.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

PHA...; EAST SIDE OF THE RIVER ROAD. APPROXIMATELY 1975 FEET SOUTH OF INTERSECTION OF RIVER ROAD
 AND CAMPUS DRIVE.

4500 RIVER ROAD, RIVERDALE, MD 20737

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	42-E1	200 SHEET:	208NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68, 66	COUNCILMANIC DISTRICT:	3
3	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	19, 21	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		404,104	GROSS FLOOR AREA (SQ FT)	APA:			N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

ZONING:	
RTO-L-E	13.43 Acres
Total:	13.43 Acres

Planning Board		
Hearing Date	Decision	Notes

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	13.42

APPLICANT
 KCI TECHNOLOGIES, INC.

AGENT

PROPERTY OWNER
 STATE OF MARYLAND (UMD)

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-23026

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/17/2025
STATUS : Approved
APPROVED DATE: 02/26/2026

OURISMAN OF BOWIE; DEVELOPMENT OF A 22,111 SQUARE-FOOT SALES AND SERVICE AUTOMOTIVE DEALERSHIP.; ON THE WEST OF MD 301 (ROBERT CRAIN HIGHWAY), APPROXIMATELY 412 FEET SOUTH OF MOUNT OAK ROAD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

2550 ROBERT CRAIN HIGHWAY NORTHWEST, BOWIE, MD 20716

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	63-D2, 63-E2	200 SHEET:	204NE14	
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B, 74B	COUNCILMANIC DISTRICT:	4	
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2	
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	
			22,111	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: BOARD LEVEL

ZONING:	
CS (COMMERCIAL, SERVICE)	6.29 Acres
Total:	6.29 Acres

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-M (COMMERCIAL MISCELLANEOUS)	6.29
CS (COMMERCIAL, SERVICE)		6.29

APPLICANT
 ROWHIT BOWIE, LLC

AGENT

PROPERTY OWNER
 ROWHIT BOWIE, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-24012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 3/31/2025
STATUS : Approved
APPROVED DATE: 02/26/2026

NATIONAL VIEW - PHASE 1; A MIX-USED DEVELOPMENT OF 1,010 MULTIFAMILY DWELLINGS, 485 ELDERLY HOUSING UNITS, 33,698 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, 1,350 SQUARE FEET OF OFFICE SPACE, AND A DAYCARE CENTER FOR 150 STUDENTS; ON THE NORTH SIDE OF I-95/495 (CAPITAL BELTWAY), APPROXIMATELY 1,100 FEET WEST OF ITS INTERCHANGE WITH MD 210 (INDIAN HEAD HIGHWAY), AND ADJACENT TO BALD EAGLE ROAD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

6411 OXON HILL, FOREST HEIGHTS,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	95-F3	200 SHEET:	208SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A	COUNCILMANIC DISTRICT:	8
18	PARCELS	1,495	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)			APA:	N/A

AUTHORITY: LEGACY - DETAILED SITE PLAN

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	20.09 Acres
IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY)	1.73 Acres
Total:	21.82 Acres

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval with Conditions	

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		20.09
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	20.09
IDO (CHES BAY CRITICAL AREA INTENSE DEV OVERLAY)		1.73

APPLICANT

TRACI R SCUDDER, ESQ. (REES BROOME, PC)

AGENT

PROPERTY OWNER

HARBOR VIEW DEVELOPMENT LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-24015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/22/2025
STATUS : Approved
APPROVED DATE: 02/26/2026

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)			APA:	N/A

AUTHORITY: BOARD LEVEL

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

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

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:
 2/1/2026 and 2/28/2026**

DSP-25006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 8/27/2025
STATUS : Approved
APPROVED DATE: 02/26/2026

THE PROMISE; ETOD MIXED-USE DEVELOPMENT; ON THE SOUTH SIDE OF SOUTHERN AVENUE, 2,100 FEET NORTH OF ITS INTERSECTION WITH WHEELER ROAD.

1501 SOUTHERN AVENUE, OXON HILL,

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	087 C-2	200 SHEET:	205SE02, 206SE02
0	OUTLOTS	844	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
9	PARCELS	844	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV-OXON HILL	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		36,581	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: ETOD - BOARD LEVEL

ZONING:	
NAC	15.10 Acres
Total:	15.10 Acres

Planning Board		
Hearing Date	Decision	Notes
10/30/2025	Approval	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	15.1
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	15.1

APPLICANT
DEWBERRY

AGENT

PROPERTY OWNER
A DETERMINED SEED 1, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

DSP-80010-04

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/26/2026
STATUS : Pending

HAMPTON PARK LOT 6 BLOCK G; THIS PLAN REVISION IS TO ADD DUAL 1000-GALLON PROPANE TANKS TO THE EXISTING LOT. THE EXISTING USES INCLUDE A WAREHOUSE FOR DOCUMENT STORAGE TO THE NORTH AND LIMOUSINE SERVICE; LOCATED ON THE NORTH SIDE OF EAST HAMPTON DRIVE APPROXIMATELY 1367 FEET EAST OF ITS INTERSECTION WITH HAMPTON PARK BLVD

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

9200 E HAMPTON DR., CAPITOL HEIGHTS,

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	074 D-1	200 SHEET:	210SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A - Suitland-District Heights & Vicinity	COUNCILMANIC DISTRICT:	06
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)			APA:	N/A

AUTHORITY: LEGACY - DETAILED SITE PLAN

ZONING:	
IE (INDUSTRIAL, EMPLOYMENT)	7.95 Acres
Total:	7.95 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-1 (LIGHT INDUSTRIAL)	7.95
IE (INDUSTRIAL, EMPLOYMENT)		7.95

APPLICANT
 ATWELL

AGENT

PROPERTY OWNER
 CAPITAL HEIGHTS REALTY LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

FPS-2025-0034

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/5/2026
STATUS : Approved

AMMENDALE BUSINESS CAMPUS; AMMENDALE BUSINESS CAMPUS; NORTHWEST CORNER OF VIRGINIA MANOR ROAD, SOUTHWEST OF MUIRKIRK ROAD

6900 VIRGINIA MANOR ROAD, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	13-D1, 13-C1	200 SHEET:	216NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	60	COUNCILMANIC DISTRICT:	
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)			APA:	N/A

AUTHORITY: MAJOR

ZONING:	
LCD	3.39 Acres
Total:	3.39 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 VIKA, MARYLAND

AGENT

PROPERTY OWNER
 B9 SEQUOIA AMMENDALE LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

MR-2026-0005

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

UNIVERSITY OF MARYLAND RESEARCH & DEVELOPMENT PROD; PROPOSING TWO RESEARCH AND DEVELOPMENT BUILDINGS TOTALING 57,960 SQUARE FEET (21,000 SF AND 36,960 SF) ON A 6.4-ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF RIVER ROAD AND RIVERTECH COURT.; 6.4-ACRE PARCEL LOCATED AT THE SOUTHEAST CORNER OF RIVER ROAD AND RIVERTECH COURT

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4600 RIVER ROAD, RIVERDALE, MD 20737

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	42-E2, 42-E1	200 SHEET:	208NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68, 66	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	19, 21	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: FULL CASE

ZONING:	
RTO-L-E	3.38 Acres
Total:	3.38 Acres

APPLICANT
 UNIVERSITY OF MARYLAND

AGENT

PROPERTY OWNER
 UNIVERSITY OF MARYLAND

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

MR-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

RITCHIE SUBSTATION TRANSMISSION LINE INSTALLATION; ; N/A

800 SHADY GLEN DRIVE, CAPITOL HEIGHTS, MD 20743

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-E2, 73-F2	200 SHEET:	201SE07, 202SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: FULL CASE

ZONING:	
RSF-95	0.00 Acres
Total:	0.00 Acres

APPLICANT
PEPCO

AGENT

PROPERTY OWNER
PEPCO

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

MRF-2025-005

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/9/2025
STATUS : Approved
APPROVED DATE: 02/19/2026

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)			APA:	N/A

AUTHORITY: 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:
 2/1/2026 and 2/28/2026**

MRF-2025-010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 12/9/2025
STATUS : Pending
APPROVED DATE: 02/12/2026

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,

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)			APA:	N/A

AUTHORITY: LEGACY - MANDATORY REFERRAL

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:
 2/1/2026 and 2/28/2026**

NRI-2025-0094

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/20/2026
STATUS : Approved

MD 223 AND BRANDYWINE RD; STORMWATER MANAGEMENT POND AND RUNOFF; AT THE END OF BOST LANE AND WEST OF OLD BRANDYWINE ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	116-B2, 116-C2, 116-B3, 116-C3	200 SHEET:	212SE06
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)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RSF-A	3.19 Acres
Total:	3.19 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
DEWBERRY

AGENT

PROPERTY OWNER
PISCATAWAY CLINTON LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2025-0116

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/11/2026
STATUS : Pending

"TREASURE COVE"; CONSTRUCT A SINGLE FAMILY DWELLING; NORTHEAST OF ANGLER TRAIL AND OVERLOOK TRAIL INTERSECTION

1207 ANGLER TRAIL, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	113-C3	200 SHEET:	212SW01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	12	TIER:	4
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	IV	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RR	0.25 Acres
Total:	0.25 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SURVEYS, INC

AGENT

PROPERTY OWNER
 OWNER

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2026-0015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

RITCHIE SUBSTATION - BYPASS FEEDERS; THE PROPOSED PROJECT WILL INVOLVE THE INSTALLATION OF AN UNDERGROUND UTILITY LINE THAT WILL BE CONSTRUCTED TO PROVIDE A BYPASS THE SUBSTATION AS NEEDED FOR MAINTENANCE OF THE FACILITY. THE UNDERGROUND LINES WILL RUN ALONG THE NORTH SIDE OF THE SUBST...; 800 SHADY GLEN DRIVE

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

800 SHADY GLEN DRIVE, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	73-E2, 73-F2	200 SHEET:	201SE07, 202SE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	18	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RSF-95	98.08 Acres
Total:	98.08 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 POTOMAC ELECTRIC POWER COMPANY

AGENT

PROPERTY OWNER
 POTOMAC ELECTRIC POWER COMPANY

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2026-0016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

VERMILLION SOLAR PROJECT; PROPOSED PAD-MOUNTED PHOTOVOLTAIC SOLAR ARRAY; APPROX. 1900-LF EAST OF THE INTERSECTION OF CENTRAL AVE AND US-301

17200 CENTRAL AVENUE, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	70-E2, 70-F3, 70-F2	200 SHEET:	202NE15, 201NE15
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)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
AG	38.35 Acres
Total:	38.35 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ARM GROUP LLC

AGENT

PROPERTY OWNER
 MARTIN VERMILLION

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

ARCLAND BRANDYWINE MD SELF STORAGE; SELF STORAGE DEVELOPMENT ON EXISTING VACANT LOTS;
 ALONG THE NORTH SIDE OF THE SW. ROBERT CRAIN HWY

12301 ROBERT CRAIN HIGHWAY SOUTHWEST, BRANDYWINE, MD 20613

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	135-D3, 135-E3, 135-E2	200 SHEET:	216SE08
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)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
IE	20.41 Acres
Total:	20.41 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 COLLIERS ENGINEERING & DESIGN

AGENT

PROPERTY OWNER
 BOB HALL INC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

THE PROPERTY ANISHA ANDERSON; NRI FOR SINGLE FAMILY DWELLING W/DRIVEWAY; 600' WEST OFF LIVINGSTON RD ON FARMINGTON ROAD EAST AND THENCE BEING NORTH THEREOF

1430 FARMINGTON ROAD EAST, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	152-C1	200 SHEET:	219SE02
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)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
RE	5.00 Acres
Total:	5.00 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SPLIT SECOND PERMITS

AGENT

PROPERTY OWNER
 ANISHA ANDERSON & MAURICE PERRY

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2026-0019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/18/2026
STATUS : Pending

PATUXENT PRESERVE; OFF-SITE WOODLAND CONSERVATION BANK.; NORTH SITE OF CLAGGETT LANDING ROAD

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	78-B4, 78-A3, 77-F3, 78-A2, 78-B3, 78-B2, 78-C2	200 SHEET:	201SE15, 201SE16, 202SE15, 202SE16
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	74B	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	3	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
AG	173.56 Acres
Total:	173.56 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ATWELL, LLC

AGENT

PROPERTY OWNER
 TMC 450, LLC TMC 450, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2026-0020

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

FLEX SPACE DEVELOPMENT P219 NEAR SILESIA; THE APPLICANT PROPOSES TO DEVELOP A PHASED 80,000 SQ. FT. FLEX SPACE INDUSTRIAL PARK. THE SITE IS ZONED IE, WHICH ALLOWS FOR LIGHT INDUSTRIAL, WAREHOUSE, DISTRIBUTION, AND LIMITED OFFICE USES. THIS DEVELOPMENT IS DESIGNED TO MEET GROWING DEMAND FROM ...; ON THE EAST SIDE OF LIVINGSTON RD, APPROXIMATELY 390 NORTH OF ITS INTERSECTION WITH CORNETT RD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

11040 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	123-A4, 123-B4, 123-A3, 123-B3	200 SHEET:	214SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
IE	5.25 Acres
Total:	5.25 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 POSTMODERN LANDSCAPE ARCHITECTURE

AGENT

PROPERTY OWNER
 SRINIVAS VUYURU

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-2026-0022

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

HILARIO PROPERTY; NRI PLAN FOR PROPERTY CONSISTING OF APPROX. 1.823AC FOR URBAN AGRICULTURE.; LOCATED ON SOUTH SIDE OF QUEEN ANNE BRIDGE ROAD, 1/8TH MILE SW OF THE RT 214 & QUEEN ANNE BRIDGE ROAD INTERSECTION

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

13 QUEEN ANNE BRIDGE ROAD SOUTH, UPPER MARLBORO, MD 20774

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	71-D1, 71-D2	200 SHEET:	202NE16
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)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

ZONING:	
AG	2.08 Acres
Total:	2.08 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 DIGITERRA DESIGN, LLC

AGENT

PROPERTY OWNER
 RODOLFO HUAMANIHUACHO

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-EL-2026-0002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/25/2026
STATUS : Approved

DOE CWP - JAMES RYDER RANDALL ELEMENTARY SCHOOL; GRADING AND DRAINAGE IMPROVEMENTS FOR A SUBMERGED GRAVEL WETLAND STORMWATER FACILITY.; APPROXIMATELY 0.6 MILES NORTHEAST OF THE INTERSECTION OF KIRBY RD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

5410 KIRBY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	107-A4, 107-A3, 106-F3	200 SHEET:	210SE05
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)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

ZONING:	
RSF-95	10.00 Acres
Total:	10.00 Acres

Planning Board		
Hearing Date	Decision	Notes

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

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF EDUCATION

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-EL-2026-0016

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/10/2026
STATUS : Approved

D'ARCY PARK NORTH; RESIDENTIAL DEVELOPMENT CONSISTING OF RESIDENTIAL TOWN HOMES.; NORTHEAST QUADRANT OF THE INTERSECTION OF THE CAPITAL BELTWAY (I-495) AND D'ARCY ROAD

2207 SANSBURY ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	82-C2, 82-D2, 82-D1, 82-E2	200 SHEET:	203SE08, 204SE08
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	78	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	II	APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

ZONING:	
RR	71.92 Acres
Total:	71.92 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 BLAKE ESHERICK

AGENT

PROPERTY OWNER
 STRITTMATTER D'ARCY NORTH, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-EL-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/12/2026
STATUS : Approved

STRIP 38 LANDOVER PRS; INSTALLATION OF A PRESSURE REDUCING STATION (PRS) AND AN UNDERGROUND GAS TRANSMISSION PIPE WITHIN A WASHINGTON GAS EASEMENT (L: 51254 F: 428) AND TO INSTALL A 10 FT UNDERGROUND GAS TRANSMISSION MAIN; EAST AND NORTH OF THE INTERSECTION OF BRIGHTSEAT ROAD WITH SEAN TAYLOR ROAD

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8585 LANDOVER ROAD, HYATTSVILLE, MD 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	60-C3, 60-C4	200 SHEET:	203NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

ZONING:	
CGO, TAC-C, TAC-E	29.94 Acres
Total:	29.94 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 WASHINGTON GAS LIGHT COMPANY

AGENT

PROPERTY OWNER
 WASHINGTON GAS LIGHT COMPANY

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-EL-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/26/2026
STATUS : Approved

CABIN BRANCH - BUILDING C; THE ADDITION OF ADA ACCESS IN BUILDING C; NORTH OF THE INTERSECTION OF CABIN BRANCH DRIVE AND SHERIFF ROAD.

1501 CABIN BRANCH DRIVE, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-B4, 66-B1, 66-C1, 59-C4	200 SHEET:	202NE05, 203NE05, 202NE06, 203NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

ZONING:	
IH	48.32 Acres
Total:	48.32 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 PACIFIC REALTY ASSOCIATES, L.P.

AGENT

PROPERTY OWNER
 PACIFIC REALTY ASSOCIATES, L.P.

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

NRI-EL-2026-0019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/23/2026
STATUS : Approved

10645 GROSS LANE, P/O PARCEL D; CONSTRUCTION OF A SINGLE-FAMILY DWELLING.; APPROXIMATELY 420 FEET SOUTHEAST OF THE INTERSECTION OF GROSS LANE WITH ODELL ROAD

10645 GROSS LANE, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	14-A4	200 SHEET:	215NE07
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)			APA:	N/A

AUTHORITY: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

ZONING:	
RR	0.79 Acres
Total:	0.79 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 EMMANUEL KOPHIO

AGENT

PROPERTY OWNER
 RAJA PROPERTIES, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PPS-2023-039

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/2/2026
STATUS : Pending

CHEVERLY HILL; CHEVERLY HILL; 160 LOTS AND 35 PARCELS FOR DEVELOPMENT OF 160 TOWNHOUSE AND 1,180 MULTIFAMILY RESIDENTIAL DWELLING UNITS, 70,000 SQUARE FEET OF EXISTING MEDICAL OFFICE SPACE, 39,725 SQUARE FEET OF COMMERCIAL SPACE, AND A 71-ROOM HOTEL; ON THE SOUTH SIDE OF I-295, APPROXIMATELY 900 FEET SOUTH OF ITS INTERSECTION WITH MD 202.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3001 HOSPITAL DRIVE, HYATTSVILLE, 20785

160	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-F1, 58-E1, 50-F4	200 SHEET:	204NE05
0	OUTLOTS	160	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
35	PARCELS	1,180	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	1,340	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		153,325	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR MIXED USE

ZONING:	
CGO (COMMERCIAL, GENERAL AND OFFICE)	44.18 Acres
Total:	44.18 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		44.18

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	removal of specimen trees
24-4102(c)	Minimum lot depth adjacent to arterial road
25-122(b)(1)(G)	PUE along public & private roads

APPLICANT
 CHEVERLY PARTNERS, LLC

AGENT

PROPERTY OWNER
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PPS-2024-015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 9/29/2025
STATUS : Pending
APPROVED DATE: 02/26/2026

GRANDHAVEN; GRANDHAVEN: 89 LOTS AND 14 PARCELS FOR 89 SINGLE-FAMILY ATTACHED RESIDENTIAL DWELLING UNITS; ON THE SOUTH SIDE OF HEATHERMORE BOULEVARD, APPROXIMATELY 1,800 FEET EAST OF ITS INTERSECTION WITH FAIRHAVEN AVENUE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8800 GRANDHAVEN, UPPER MARLBORO,

89	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	119-B2	200 SHEET:	211SE11, 212SE11
0	OUTLOTS	89	UNITS ATTACHED	PLANNING AREA:	82A	COUNCILMANIC DISTRICT:	9
14	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	15	TIER:	2
0	OUTPARCELS	89	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	11.02 Acres
Total:	11.02 Acres

Planning Board		
Hearing Date	Decision	Notes
02/26/2026		

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	11.02
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		11.02

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 OB LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PPS-2024-031

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 11/10/2025
STATUS : Approved
APPROVED DATE: 02/05/2026

SILVER HILL APARTMENTS; ONE PARCEL FOR DEVELOPMENT OF APPROXIMATELY 250 MULTIFAMILY RESIDENTIAL DWELLING UNITS; IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 458 (SILVER HILL ROAD) AND SUITLAND PARKWAY

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4315 SILVER HILL ROAD, SUITLAND,

1	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	088 D-1	200 SHEET:	205SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76A - The Heights	COUNCILMANIC DISTRICT:	07
0	PARCELS	250	UNITS MULTIFAMILY	ELECTION DISTRICT:	6	TIER:	
0	OUTPARCELS	250	TOTAL UNITS	POLICE DIVISION:	IV-OXON HILL	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: LEGACY - PRELIMINARY PLAN OF SUBDIVISION

ZONING:	
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)	7.21 Acres
Total:	7.21 Acres

Planning Board		
Hearing Date	Decision	Notes
01/29/2026	Continued	APPROVED FOR CONTINUANCE
02/05/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		7.21
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	7.21

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	
25-125(c)(3)	
25-122(b)(1)(G)	
25-125(c)(3)	
25-122(b)(1)(G)	
25-125(c)(3)	

APPLICANT
SILVER HILL 9 LLC

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PPS-2025-002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 10/20/2025
STATUS : Approved
APPROVED DATE: 02/12/2026

CORNERSTONE COMMONS; CORNERSTONE COMMONS: 186 LOTS AND 33 PARCELS FOR DEVELOPMENT OF 186 TOWNHOUSE DWELLINGS AND 8,720 SQUARE FEET OF EXISTING COMMUNITY SERVICE USE.; NORTH SIDE OF MD 214 (CENTRAL AVENUE), APPROXIMATELY 800 FEET WEST OF ITS INTERSECTION WITH HILL ROAD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7230 CENTRAL AVENUE, CAPITOL HEIGHTS,

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

AUTHORITY: MAJOR RESIDENTIAL

ZONING:	
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)	29.32 Acres
Total:	29.32 Acres

Planning Board		
Hearing Date	Decision	Notes
02/12/2026	Approval with Conditions	

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18C (MULTIFAMILY MEDIUM DENSITY RESIDENTIAL COND	29.32
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		29.32

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees

APPLICANT
NVR, INC.

AGENT

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

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PPS-2025-0022

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/2/2026
STATUS : Pending

RST NEW CARROLLTON; RST NEW CARROLLTON: ONE PARCEL FOR MIXED-USE DEVELOPMENT CONSISTING OF 300 MULTIFAMILY DWELLING UNITS AND 3,000 SQUARE FEET OF NONRESIDENTIAL USE.; ON SOUTH SIDE OF MD 450 (ANNAPOLIS ROAD), APPROX. 500 FEET EAST OF ITS INTERSECTION WITH MD 410 (VETERANS PARKWAY)

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7591 ANNAPOLIS ROAD, HYATTSVILLE, MD 20784

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	51-E1	200 SHEET:	206NE06, 206NE07
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	3
1	PARCELS	300	UNITS MULTIFAMILY	ELECTION DISTRICT:	20	TIER:	1
0	OUTPARCELS	300	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		3,000	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: MAJOR MIXED USE

ZONING:	
NAC-PD	4.29 Acres
Total:	4.29 Acres

Planning Board		
Hearing Date	Decision	Notes
04/02/2026		

APPLICANT
 VIKA MARYLAND

AGENT

PROPERTY OWNER
 CARMELA PROPERTIES, LLLP

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PRE-APP-2026-0020

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

GRACEFUL LIFESTYLES AT CAMP SPRINGS; APPROVAL OF A PRELIMINARY PLAN OF SUBDIVISION FOR EXISTING PARCELS CREATED THROUGH INTRAFAMILY CONVEYANCE.; WEST SIDE OF TEMPLE HILL ROAD; 0.64 MILES NORTH OF KIRBY ROAD; 0.36 MILES SOUTH OF ALLENTOWN ROAD AND TEMPLE HILL ROAD INTERSECTION.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7407 TEMPLE HILL ROAD, TEMPLE HILLS, MD 20748

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	106-E3, 106-E2	200 SHEET:	210SE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	8
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)			APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
RSF-95	3.89 Acres
Total:	3.89 Acres

APPLICANT
 REES BROOME, PC

AGENT

PROPERTY OWNER
 GRACEFUL LIFESTYLES AT CAMP SPRINGS

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PRE-APP-2026-0021

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

PARCEL ZZ; RE-SUBDIVISION OF EXISTING PARCEL ZZ INTO TOWNHOUSE LOTS AND OPEN SPACE PARCELS.; AT THE CORNER OF VAN BUREN STREET AND RHODE ISLAND AVENUE.

4625 VAN BUREN STREET, RIVERDALE, MD 20737

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	42-D2	200 SHEET:	208NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	3
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	19	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

<u>ZONING:</u>	
LMUTC	1.75 Acres
Total:	1.75 Acres

APPLICANT
 SOLTESZ

AGENT

PROPERTY OWNER
 DRB

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PRE-APP-2026-0022

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

DOBSON FARMS PHASE 2; DOBSON FARMS PHASE 2 - SPECIFIC DESIGN PLAN (SDP); ON THE SOUTH SIDE OF MCKENDREE ROAD APPROXIMATELY 1,400 FEET WEST OF ITS INTERSECTION WITH ROBERT CRAIN HIGHWAY

16305 MCKENDREE ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	164-D2, 164-E1, 164-E2, 164-D3, 164-E3, 164-F2, 164-F1	200 SHEET:	221SE07, 221SE06, 222SE06
0	OUTLOTS	0	UNITS ATTACHED			COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	PLANNING AREA:	85A	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	ELECTION DISTRICT:	11	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	POLICE DIVISION:	VII	APA:	N/A

AUTHORITY: PRE-APPLICATION

ZONING:	
LCD	390.56 Acres
Total:	390.56 Acres

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 WALTON MARYLAND, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PRE-APP-2026-0025

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

ADVENTIST HEALTHCARE; 350,000SF, 168 BED HOSPITAL, 80,000SF MEDICAL PAVILLION, CENTRAL UTILITY PLANT, AND A PARKING GARAGE THAT CAN ACCOMMODATE APPROXIMATELY 1200 PARKING SPACES; SOUTHWEST QUADRANT OF THE INTERSECTION OF THE INDIAN HEAD HIGHWAY AND OLD FORT RD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

7707 KAYDOT ROAD, FORT WASHINGTON, MD 20744

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	114-A4	200 SHEET:	213SE01
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	80	COUNCILMANIC DISTRICT:	8
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	5	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VII	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES, RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: PRE-APPLICATION

<u>ZONING:</u>	
CGO	21.61 Acres
Total:	21.61 Acres

APPLICANT
SOLTESZ LLC

AGENT

PROPERTY OWNER
ADVENTIST HEALTHCARE

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

PRE-APP-2026-0029

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

WAWA ROUTE 3; PRELIMINARY PLAN OF SUBDIVISION, CERTIFICATE OF ADEQUACY, SPECIAL EXCEPTION, AND VARIANCE FOR THE DEVELOPMENT OF A FOOD MARKET IN COMBINATION WITH A GAS STATION IN THE CS ZONE.; BETWEEN NE ROBERT CRAIN HIGHWAY (NORTH BOUND) AND NW ROBERT CRAIN HIGHWAY (SOUTH BOUND) APPROXIMATELY 425 FEET NORTH OF ITS INTERSECTION WITH SYLVAN DRIVE.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

6513 ROBERT CRAIN HIGHWAY NORTHWEST, BOWIE, MD 20715

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

AUTHORITY: PRE-APPLICATION

ZONING:	
CS	8.01 Acres
Total:	8.01 Acres

APPLICANT
 MCNAMEE HOSEA P.A.

AGENT

PROPERTY OWNER
 C/O THE MICHAEL COMPANIES INC.

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

SDP-2025-0012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/12/2026
STATUS : Pending

NNACHETA GAZEBO; HMA FOR CONSTRUCTION OF A 12 X 20-FOOT GAZEBO ON LOT 22, BLOCK A; 9406 PIAFFE CIRCLE, LOT 22
 BLOCK A, CANTER CREEK
 SUBDIVISION, BRANDYWINE
 (11TH) ELECTION DISTRICT,
 PRINCE GEORGE'S COUNTY, MD
 THE RESIDENCE IS SITUATED
 JUST SOUTH OF ROSARYVILLE
 STATE PARK AND EAST OF ROUTE
 301.

ZONING ORDINANCE: PRIOR ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

9406 PIAFFE CIRCLE, UPPER MARLBORO, MD 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	117-F4	200 SHEET:	212SE09
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82A	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)			APA:	N/A

AUTHORITY: HOMEOWNER'S MINOR AMENDMENT - DIRECTOR LEVEL

ZONING:	
LCD	0.23 Acres
Total:	0.23 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CHUKWUEMEKA NNACHETA

AGENT

PROPERTY OWNER
 CHUKWUEMEKA NNACHETA

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

SDP-2025-0019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/25/2026
STATUS : Pending

PARKSIDE SECTION 7; SDP DIRECTOR LEVEL AMENDMENT TO ADD 4 NEW SINGLE FAMILY ATTACHED ARCHITECTURE MODELS.; NORTH SIDE OF INTERSECTION OF CENTRAL PARK DRIVE AND WOODYARD ROAD.

3850 WOODYARD ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

617	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	90-F2, 91-A2, 90-F1, 91-A1	200 SHEET:	205SE09
0	OUTLOTS	617	UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	6
97	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)			APA:	N/A

AUTHORITY: AMENDMENT - DIRECTOR LEVEL

ZONING:	
LCD	47.14 Acres
Total:	47.14 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 DEWBERRY ENGINEERS INC

AGENT

PROPERTY OWNER
 DAN RYAN BUILDERS MID-ATLANTIC, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

TCP1-2026-0002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/2/2026
STATUS : Pending

CHEVERLY HILL; 160 LOTS AND 35 PARCELS FOR DEVELOPMENT OF 160 SINGLE-FAMILY DETACHED AND 1,180 MULTIFAMILY RESIDENTIAL DWELLING UNITS, 70,000 SQUARE FEET OF EXISTING MEDICAL OFFICE SPACE, 39,725 SQUARE FEET OF COMMERCIAL SPACE, AND A 71-ROOM HOTEL; SOUTHWEST CORNER OF US 295 (BALTIMORE WASHINGTON PARKWAY) AND MD 202 (LANDOVER ROAD)

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

3001 HOSPITAL DRIVE, HYATTSVILLE, 20785

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	58-F1, 58-E1, 50-F4	200 SHEET:	204NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	69	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	2	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	1	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP1 - COMPANION

<u>ZONING:</u>	
CGO	32.78 Acres
Total:	32.78 Acres

APPLICANT
 SOLTESZ LLC

AGENT

PROPERTY OWNER
 REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

TCP2-2025-0033

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/4/2026
STATUS : Pending

"RUBINO-THOMAS PROPERTY" 12005 CROOM RD; TO BUILD ONE SINGLE-FAMILY DWELLING UNIT.; 1700 FT NORTH OF THE INTERSECTION OF CROOM ROAD AND NOTTINGHAM ROAD.

12005 CROOM ROAD, UPPER MARLBORO, MD 20772

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

0	LOTS	0 UNITS DETACHED	TAX MAP & GRID:	137-E2, 137-F2	200 SHEET:	215SE13, 216SE13, 216SE12
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)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

<u>ZONING:</u>	
AG	23.31 Acres
Total:	23.31 Acres

APPLICANT
 CAPITOL DEVELOPMENT DESIGN INC

AGENT

PROPERTY OWNER
 AILEEN LENNON

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

TCP2-2025-0092

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/18/2026
STATUS : Pending

LOT 12 JUG BAY; CONSTRUCTION OF SINGLE-FAMILY DWELLING.; 2000 FT EAST OF INTERSECTION OF DUVALL ROAD AND CROOM AIRPORT ROAD

15850 CROOM AIRPORT ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	120-C4, 120-C3	200 SHEET:	212SE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	82B	COUNCILMANIC DISTRICT:	9
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	3	TIER:	3
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	V	GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREAS
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
AG	5.16 Acres
Total:	5.16 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SITE DESIGN INC

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

TCP2-2026-0012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/4/2026
STATUS : Pending

MARLTON SOUTH - 10209 BROOKHAVEN LN; TO BUILD A SWIMMING POOL.; 0 FT NORTH OF THE INTERSECTION OF CRYSTAL BROOK COURT AND BROOKHAVEN LANE

10209 BROOKHAVEN LANE, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

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

AUTHORITY: TCP2 - STAND ALONE

<u>ZONING:</u>	
RR	0.41 Acres
Total:	0.41 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 WADE POOLS & LANDSCAPE DESIGN, LLC

AGENT

PROPERTY OWNER
 NACOLE HINTON

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

TCP2-2026-0013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/12/2026
STATUS : Pending

MILL BRANCH ROAD, PARCEL 21; WOODLAND CONSERVATION BANK; 900 FEET EAST OF MILL BRANCH ROAD,
 BOWIE MD

2301 MILL BRANCH ROAD, BOWIE, MD 20716

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	64-C3, 64-B2, 64-B3, 64-C2	200 SHEET:	203NE15, 203NE16, 204NE16, 204NE15
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)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
ROS	61.41 Acres
Total:	61.41 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 STRAUGHANENVIRONMENTAL.COM

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

TCP2-2026-0014

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/26/2026
STATUS : Pending

COLLINGBROOK SUBDIVISION, LOT 61, BLOCK A; SUMMIT CREEK – LOT61 BLOCK A TCP2 IS BEING SUBMITTED FOR A SINGLE-LOT REVISION TO REMOVE 0.23 ACRES OF WOODLAND CONSERVATION LOCATED WITHIN THE LOT AND TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS VIA PAYMENT OF A FEE-IN-LIEU.; WEST SIDE OF DIPLOMAT AVENUE BETWEEN DANFORTH STREET AND DERBY RIDGE ROAD

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

3908 DIPLOMAT AVENUE, BOWIE, MD 20721

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	54-E2	200 SHEET:	205NE12, 206NE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
RE	0.73 Acres
Total:	0.73 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
ATWELL

AGENT

PROPERTY OWNER
THE NKWETTA FAMILY LIVING TRUST

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

TCP2-2026-0015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/27/2026
STATUS : Pending

COLLINGBROOK SUBDIVISION, LOT 23, BLOCK B; COLLINGBROOK SUBDIVISION – LOT 23, BLOCK B TCP2 IS BEING SUBMITTED FOR A SINGLE-LOT REVISION TO REMOVE 0.18 ACRES OF WOODLAND CONSERVATION LOCATED WITHIN THE LOT AND TO SATISFY THE WOODLAND CONSERVATION REQUIREMENTS VIA PAYMENT OF A FEE-IN-LIEU.; 13909 DAWN WHISTLE WAY, BOWIE, MD 20721

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

13909 DAWN WHISTLE WAY, BOWIE, MD 20721

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	54-D3, 54-D2	200 SHEET:	205NE12
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: TCP2 - STAND ALONE

ZONING:	
RE	0.97 Acres
Total:	0.97 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
ATWELL

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-APP-2026-0001

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/13/2026
STATUS : Accepted

COOL SPRING VILLAGE, P/O LOTS 2 & 3; MINOR SUBDIVISION OF TWO (2) PROPERTIES TO CREATE TWO (2) SEPARATE TAX IDS.; 150 FEET NORTH OF INTERSECTION OF ADELPHI ROAD AND 26TH PLACE

8502 ADELPHI ROAD, HYATTSVILLE, MD 20783

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	32-F1	200 SHEET:	210NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: WOODLAND CONSERVATION ORDINANCE APPLICATION

ZONING:	
RSF-95	0.90 Acres
Total:	0.90 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SITE DESIGN INC

AGENT

PROPERTY OWNER
 BUILDING BRIDGES HOMES LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-APP-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/6/2026
STATUS : Accepted

9324 ANNAPOLIS ROAD; PROPOSED SHED; N/A

9324 ANNAPOLIS ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-D2	200 SHEET:	207NE08
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)			APA:	N/A

AUTHORITY: WOODLAND CONSERVATION ORDINANCE APPLICATION

ZONING:	
CGO	0.37 Acres
Total:	0.37 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 KADY WILLIAMS ASSOCIATES INC

AGENT

PROPERTY OWNER
 KADY WILLIAMS ASSOCIATES INC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-APP-2026-0006

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/17/2026
STATUS : Accepted

CELESTIAL CHURCH OF CHRIST WASHINGTON LULI PARISH; VALIDATE A CHURCH WITH AN OUTDOOR PRAYER AREA AND DUMPSTER WITH CONCRETE PAD UNDERNEATH; APPROXIMATELY 260 FEET NORTH OF THE INTERSECTION OF ASHWOOD DRIVE & DUNMORE PLACE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8723 ASHWOOD DRIVE, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	74-C1	200 SHEET:	201SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: WOODLAND CONSERVATION ORDINANCE APPLICATION

ZONING:	
IE	0.93 Acres
Total:	0.93 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CELESTIAL CHURCH OF CHRIST WASH LULI PRSH

AGENT

PROPERTY OWNER
 CELESTIAL CHURCH OF CHRIST WASH LULI PRSH

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-APP-2026-0007

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Accepted

8915 RACE TRACK ROAD; NEW DRIVEWAY; 325' NORTHWEST OF RACE TRACK ROAD / PATUXENT LANDING LANE

8915 RACE TRACK ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	29-F2	200 SHEET:	212NE13
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)			APA:	N/A

AUTHORITY: WOODLAND CONSERVATION ORDINANCE APPLICATION

ZONING:	
RR	2.10 Acres
Total:	2.10 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 LANDESIGN, INC.

AGENT

PROPERTY OWNER
 MICHAEL D DIPPEL

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-APP-2026-0008

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Accepted

GREATER CAPITAL HEIGHTS; CONSTRUCT A SINGLE FAMILY DWELLING; 260' SW OF GUNTHER STREET, WEST SIDE

1209 A MENTOR AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	72-F3	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)			APA:	N/A

AUTHORITY: WOODLAND CONSERVATION ORDINANCE APPLICATION

ZONING:	
RSF-65	0.09 Acres
Total:	0.09 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ARUNDEL STATION HOMES, LLC

AGENT

PROPERTY OWNER
 LINDA REYNOLDS

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-NE-2026-0004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/25/2026
STATUS : Approved

DOE CWP - JAMES RYDER RANDALL ELEMENTARY SCHOOL; OUTDOOR LEARNING SPACE AND A SUBMERGED GRAVEL WETLAND STORMWATER MANAGEMENT FACILITY.; APPROXIMATELY 0.6 MILES NORTHEAST OF THE INTERSECTION OF KIRBY RD.

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

5410 KIRBY ROAD, CLINTON, MD 20735

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	107-A4, 107-A3, 106-F3	200 SHEET:	210SE05
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)			APA:	N/A

AUTHORITY: NUMBERED EXEMPTION (WCO-NE)

ZONING:	
RSF-95	10.00 Acres
Total:	10.00 Acres

Planning Board		
Hearing Date	Decision	Notes

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

AGENT

PROPERTY OWNER
 PRINCE GEORGE'S COUNTY - BOARD OF EDUCATION

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-NE-2026-0010

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE :
STATUS : Pending

15606 EVERGLADE LANE - RECONSTRUCTION; RECONSTRUCTION OF CONDOMINIUM DUE TO FIRE.; ON THE NORTH SIDE OF EVERGLADE LANE, 600' NORTHEAST OF INTERSECTION WITH EVEREST DRIVE

15606 EVERGLADE LANE, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	55-C3, 55-B3	200 SHEET:	205NE14
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	71B	COUNCILMANIC DISTRICT:	4
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	7	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	II	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: NUMBERED EXEMPTION (WCO-NE)

ZONING:	
LCD	14.43 Acres
Total:	14.43 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 FOR ALL RESIDENCE, LLC

AGENT

PROPERTY OWNER
 WOODLAKE CONDOMINIUM INC.

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0014

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/4/2026
STATUS : Approved

DANIELS PARK; CONSTRUCT SINGLE FAMILY DWELLING; N/A

4909 HURON STREET, COLLEGE PARK, MD 20740

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	25-E3	200 SHEET:	211NE05
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RSF-65	0.12 Acres
Total:	0.12 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 DELPHINE TAHKO

AGENT

PROPERTY OWNER
 PREMIUM DIAMOND HOMES, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0015

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/30/2026
STATUS : Approved

CABIN BRANCH - BUILDING C; THE ADDITION OF ADA ACCESS IN BUILDING C; NORTH OF THE INTERSECTION OF CABIN BRANCH DRIVE AND SHERIFF ROAD.

1501 CABIN BRANCH DRIVE, HYATTSVILLE, MD 20785

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	59-B4, 66-B1, 66-C1, 59-C4	200 SHEET:	202NE05, 203NE05, 202NE06, 203NE06
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	5
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
IH	48.32 Acres
Total:	48.32 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 PACIFIC REALTY ASSOCIATES, L.P.

AGENT

PROPERTY OWNER
 PACIFIC REALTY ASSOCIATES, L.P.

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0017

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/6/2026
STATUS : Approved

9324 ANNAPOLIS ROAD; PROPOSED SHED; N/A

9324 ANNAPOLIS ROAD, LANHAM, MD 20706

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	44-D2	200 SHEET:	207NE08
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)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
CGO	0.37 Acres
Total:	0.37 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 KADY WILLIAMS ASSOCIATES INC

AGENT

PROPERTY OWNER
 KADY WILLIAMS ASSOCIATES INC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0018

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/13/2026
STATUS : Approved

COOL SPRING VILLAGE, P/O LOTS 2 & 3; MINOR SUBDIVISION OF TWO (2) PROPERTIES TO CREATE TWO (2) SEPARATE TAX IDS.; 150 FEET NORTH OF INTERSECTION OF ADELPHI ROAD AND 26TH PLACE

8502 ADELPHI ROAD, HYATTSVILLE, MD 20783

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	32-F1	200 SHEET:	210NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RSF-95	0.90 Acres
Total:	0.90 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 SITE DESIGN INC

AGENT

PROPERTY OWNER
 BUILDING BRIDGES HOMES LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0019

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/20/2026
STATUS : Approved

8615 LOCUST GROVE DRIVE; CONSTRUCTION OF A SINGLE-FAMILY DWELLING; WEST OF THE INTERSECTION OF LOCUST GROVE DRIVE & WILLIAMSON AVENUE, LAUREL, MD

8615 LOCUST GROVE DRIVE, LAUREL, MD 20707

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	10-C1	200 SHEET:	218NE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	62	COUNCILMANIC DISTRICT:	1
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	10	TIER:	2
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	VI	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RSF-65	0.17 Acres
Total:	0.17 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CORNERSTONE ENGINEERING SERVICES LLC

AGENT

PROPERTY OWNER
 CORNERSTONE ENGINEERING SERVICES LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0020

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/20/2026
STATUS : Approved

2903 HAMILTON STREET - DEMOLITION; DEMOLITION OF EXISTING BRICK TAVERN; APPROX. 250' EAST OF THE INTERSECTION OF AGER ROAD AND HAMILTON STREET

2903 HAMILTON STREET, HYATTSVILLE, MD 20782

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

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	41-E4	200 SHEET:	207NE03, 206NE03
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	68	COUNCILMANIC DISTRICT:	2
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	17	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
LTO-C	0.49 Acres
Total:	0.49 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 AGBA

AGENT

PROPERTY OWNER
 2903 HAMILTON STREET, LLC

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0023

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/25/2026
STATUS : Approved

8915 RACE TRACK ROAD; NEW DRIVEWAY; 325' NORTHWEST OF RACE TRACK ROAD / PATUXENT LANDING LANE

8915 RACE TRACK ROAD, BOWIE, MD 20715

ZONING ORDINANCE: CURRENT ZONING
 ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	29-F2	200 SHEET:	212NE13
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)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RR	2.10 Acres
Total:	2.10 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 LANDESIGN, INC.

AGENT

PROPERTY OWNER
 MICHAEL D DIPPEL

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0025

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/17/2026
STATUS : Approved

CELESTIAL CHURCH OF CHRIST WASHINGTON LULI PARISH; VALIDATE A CHURCH WITH AN OUTDOOR PRAYER AREA AND DUMPSTER WITH CONCRETE PAD UNDERNEATH; APPROXIMATELY 260 FEET NORTH OF THE INTERSECTION OF ASHWOOD DRIVE & DUNMORE PLACE

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

8723 ASHWOOD DRIVE, CAPITOL HEIGHTS, MD 20743

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	74-C1	200 SHEET:	201SE08
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	6
0	PARCELS	0	UNITS MULTIFAMILY	ELECTION DISTRICT:	13	TIER:	1
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	III	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
IE	0.93 Acres
Total:	0.93 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 CELESTIAL CHURCH OF CHRIST WASH LULI PRSH

AGENT

PROPERTY OWNER
 CELESTIAL CHURCH OF CHRIST WASH LULI PRSH

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

WCO-SE-2026-0026

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 2/27/2026
STATUS : Approved

GREATER CAPITAL HEIGHTS; CONSTRUCT A SINGLE FAMILY DWELLING; 260' SW OF GUNTHER STREET, WEST SIDE

1209 A MENTOR AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	72-F3	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)			APA:	N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

ZONING:	
RSF-65	0.09 Acres
Total:	0.09 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ARUNDEL STATION HOMES, LLC

AGENT

PROPERTY OWNER
 LINDA REYNOLDS

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

ZMA-2024-002

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 1/6/2025
STATUS : Approved
APPROVED DATE: 02/09/2026

THE MARK AT COLLEGE PARK; TO REZONE THE PROPERTY FROM THE REGIONAL TRANSIT ORIENTED LOW-INTENSITY EDGE (RTO□L□E) ZONE TO THE REGIONAL TRANSIT□ORIENTED PLANNED DEVELOPMENT (RTO□PD) ZONE; LOCATED NORTHWEST OF HARTWICK ROAD. APPROX 635 FT FROM THE INTERSECTION OF HARTWICK RD AND BALTIMORE AVENUE U.S. ROUTE 1

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4330 HARTWICK ROAD, COLLEGE PARK,

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	033 C-4	200 SHEET:	209NE04
0	OUTLOTS	0	UNITS ATTACHED	PLANNING AREA:	66 - College Park-Berwyn Heights & Vicinity	COUNCILMANIC DISTRICT:	03
0	PARCELS	665	UNITS MULTIFAMILY	ELECTION DISTRICT:	21	TIER:	1-DEVELOPED
0	OUTPARCELS	0	TOTAL UNITS	POLICE DIVISION:	I-HYATTSVILLE	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
		0	GROSS FLOOR AREA (SQ FT)	APA:			N/A

AUTHORITY: ZONING MAP AMENDMENT - PLANNED DEVELOPMENT ZONE

<u>ZONING:</u>	
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)	4.52 Acres
Total:	4.52 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE)		4.52
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	4.52

APPLICANT
 ENERGOV CONVERSION

AGENT

PROPERTY OWNER

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

ZMA-2024-004

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 7/28/2025
STATUS : Approved
APPROVED DATE: 02/10/2026

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)			APA:	N/A

AUTHORITY: ZONING MAP AMENDMENT - PLANNED DEVELOPMENT ZONE

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

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

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

**Cases Accepted or Approved Between:
 2/1/2026 and 2/28/2026**

ZMA-2025-003

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE : 8/25/2025
STATUS : Approved
APPROVED DATE: 02/04/2026

MELWOOD ESTATES; REZONE THE PROPERTY FROM AR (AGRICULTURAL-RESIDENTIAL) ZONE TO RSF-A (RESIDENTIAL, SINGLE-FAMILY-ATTACHED) ZONE FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY DETACHED DWELLING UNITS; EAST SIDE OF MELWOOD ROAD, APPROXIMATELY 1,550 FEET NORTH OF ITS INTERSECTION WITH PENNSYLVANIA AVENUE (MD ROUTE 4)

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

4816 MELWOOD ROAD, UPPER MARLBORO, 20772

0	LOTS	0	UNITS DETACHED	TAX MAP & GRID:	91-B4, 100-B1	200 SHEET:	207SE09, 207SE10
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)			APA:	N/A

AUTHORITY: ZONING MAP AMENDMENT - CURRENT

ZONING:	
AR (AGRICULTURAL-RESIDENTIAL)	27.54 Acres
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	0.00 Acres
Total:	27.54 Acres

Planning Board		
Hearing Date	Decision	Notes
11/20/2025	Approval	

Zoning Acreage Breakdown

Current Zoning	Prior Zoning	Zoning Acreage
AR (AGRICULTURAL-RESIDENTIAL)		27.54
	R-A (RESIDENTIAL-AGRICULTURAL)	27.54
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0

APPLICANT
DAY LAND INVESTMENT LLC

AGENT

PROPERTY OWNER
DAY FAMILY TRUST

