

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: NRI-2026-0067

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/18/2026
APPROVED DATE:
STATUS: Pending

PROJECT NAME: CENTRAL AVENUE CONNECTOR TRAIL (CACT) - PHASE 1
PLAN DESCRIPTION: INSTALLATION OF A SHARED USE PATH FOR MNCPPC PARKS PROJECT CACT - PHASE 1
GEOGRAPHIC LOCATION: FROM INTERSECTION OF OLD CENTRAL AVENUE AND CENTRAL AVENUE TO SHADY GLEN DRIVE.
ADDRESS: 7001 CENTRAL AVENUE, CAPITOL HEIGHTS, MD 20743

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
OUTLOTS: 0
PARCELS: 0
OUTPARCELS: 0

UNITS DETACHED: 0
UNITS ATTACHED: 0
UNITS MULTIFAMILY: 0
TOTAL UNITS: 0
GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 73-E1
PLANNING AREA: 75A
ELECTION DISTRICT: 18
POLICE DIVISION: VIII

200 SHEET: 201SE06
COUNCILMANIC DISTRICT: 6
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
TIER: 1
APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RMF-48	7.14 Acres
Total:	7.14 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 STRAUGHANENVIRONMENTAL.COM

AGENT

PROPERTY OWNER
 M-NCPPC PARKS

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: NRI-2026-0074

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/18/2026

PROJECT NAME: VILLAS ON PINE

APPROVED DATE:

PLAN DESCRIPTION: THE PROPOSED DEVELOPMENT IS FOR A RETIREMENT PLANNED COMMUNITY CONTAINING 94 SINGLE FAMILY ATTACHED TOWNHOUSE VILLA UNITS.

STATUS: Pending

GEOGRAPHIC LOCATION: 400 FEET NORTHWEST OF THE INTERSECTION OF PINE DRIVE AND INDIAN HEAD HIGHWAY

ADDRESS: 17302 KHAN COURT, ACCOKEEK, MD 20607

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 161-A4, 161-A3	200 SHEET: 222SW02
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 83	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VII	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RR	16.66 Acres
Total:	16.66 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
WORKHORSE RESIDENTIAL, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: NRI-2026-0075		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE:		PROJECT NAME: CHERRY TREE CROSSING	
APPROVED DATE:		PLAN DESCRIPTION: AUTOMOBILE SERVICE STATION	
STATUS: Pending		GEOGRAPHIC LOCATION: 14124 BRANDYWINE ROAD, BRANDYWINE, MARYLAND, 20613	
ADDRESS: 14124 BRANDYWINE ROAD, BRANDYWINE, MD 20613			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 145-D3	200 SHEET: 218SE08
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 85A	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 11	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: V	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A
AUTHORITY: NATURAL RESOURCE INVENTORY PLAN			

Current Zoning Information	
Current Zoning	Acreage
CGO	1.09 Acres
Total:	1.09 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT CHARLES P. JOHNSON & ASSOCIATES, INC.	AGENT	PROPERTY OWNER NIBAL ZAATRA
---	--------------	---------------------------------------

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: NRI-2026-0076

ACCEPTED DATE:

APPROVED DATE:

STATUS: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

PROJECT NAME: LAUREL ASSISTED LIVING

PLAN DESCRIPTION: CONSTRUCTION OF AN ASSISTED LIVING FACILITY

GEOGRAPHIC LOCATION: NORTH OF THE INTERSECTION OF ASH STREET AND CLARKE AVENUE

ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

OUTLOTS: 0

PARCELS: 0

OUTPARCELS: 0

UNITS DETACHED: 0

UNITS ATTACHED: 0

UNITS MULTIFAMILY: 0

TOTAL UNITS: 0

GROSS FLOOR AREA (SF): 0

TAX MAP & GRID: 10-B2

PLANNING AREA: 62

ELECTION DISTRICT: 10

POLICE DIVISION: VI

200 SHEET: 218NE07

COUNCILMANIC DISTRICT: 1

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 2

APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CGO	0.41 Acres
Total:	0.41 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
 PATUXENT PROPERTY PARTNERS, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: TCP1-2026-0010 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 7/13/2026 **PROJECT NAME:** WOODMORE GATEWAY

APPROVED DATE: **PLAN DESCRIPTION:** WOODMORE GATEWAY APARTMENTS - 1 PARCEL FOR 195 MULTIFAMILY RESIDENTIAL DWELLING UNITS

STATUS: Pending **GEOGRAPHIC LOCATION:** SOUTHEAST OF THE INTERSECTION OF MD 202 (LANDOVER ROAD) AND BARLOWE ROAD

ADDRESS: 0 BARLOWE ROAD, LANDOVER,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 60-B3	200 SHEET: 203NE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 13	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP1 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
TAC-C	10.49 Acres
Total:	10.49 Acres

APPLICANT ATCS	AGENT	PROPERTY OWNER WOODMORE PARTNERS LLC
--------------------------	--------------	--

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: TCP2-2026-0059 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 8/17/2026 **PROJECT NAME:** FORT WASHINGTON FLOOD MITIGATION-STAGE 2

APPROVED DATE: **PLAN DESCRIPTION:** OBTAIN UPDATED/REVISED TCP2 FOR STAGE 2 OF THE FORT WASHINGTON FLOOD MITIGATION AND STORMWATER MANAGEMENT PROJECT INCLUDES THE CONSTRUCTION OF SEVEN DISCRETE SWM PONDS AND ONE BIOSWALE, AND THE RESTORATION OF 4,174 LINEAR FEET OF STREAM CHANNEL TO AT...

STATUS: Approved **GEOGRAPHIC LOCATION:** ~1,500' WEST OF THE INTERSECTION OF FORT WASHINGTON RD AND SAINT ANDREWS DR

ADDRESS: 301 SAINT ANDREWS DRIVE, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

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

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
RR	8.69 Acres
Total:	8.69 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
ADAM D TATONE

AGENT

PROPERTY OWNER
□

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: TCP2-2026-0060		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 7/16/2026		PROJECT NAME: WESTPHALIA TOWN CENTER - RETAIL	
APPROVED DATE:		PLAN DESCRIPTION: DEVELOPMENT OF COMMERCIAL/RETAIL USES, SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS, TWO-FAMILY ATTACHED (2-OVER-2) DWELLING UNITS, AND ASSOCIATED INFRASTRUCTURE AND AMENITIES.	
STATUS: Pending		GEOGRAPHIC LOCATION: NORTHWEST CORNER OF MD 4 (PENNSYLVANIA AVENUE) AND MD 373 (WOODYARD ROAD).	
ADDRESS: 4999 MELWOOD ROAD, UPPER MARLBORO, MD 20772			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 100-A1, 100-A2, 99-F1	200 SHEET: 207SE09
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 78	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 15	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A
AUTHORITY: TCP2 - COMPANION			

Current Zoning Information	
Current Zoning	Acreage
TAC-E	72.67 Acres
Total:	72.67 Acres

APPLICANT MCNAMEE HOSEA P.A.	AGENT	PROPERTY OWNER WALTON MARYLAND, LLC
--	--------------	---

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/17/2026 and 8/23/2026

08/24/2026

PLAN NUMBER: TCP2-2026-0061 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** GREEN BRANCH ATHLETIC COMPLEX

APPROVED DATE: **PLAN DESCRIPTION:**

STATUS: Pending **GEOGRAPHIC LOCATION:** 3107 MILL BRANCH ROAD, ROUGHLY 1600 FEET NORTH OF MILL BRANCH ROAD

ADDRESS: 3107 MILL BRANCH ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 55-F4, 55-F3, 55-E3, 55-E4, 55-E2, 55-F2	200 SHEET: 205NE14, 205NE15
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71B, 74B	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 7	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS, ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2, 3
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
ROS	63.71 Acres
Total:	63.71 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT STRAUGHANENVIRONMENTAL.COM	AGENT	PROPERTY OWNER ☐
--	--------------	---

