

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/10/2026 and 8/16/2026

08/17/2026

PLAN NUMBER: NRI-2026-0073

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/13/2026

PROJECT NAME: 11409 RIVERVIEW RD

APPROVED DATE:

PLAN DESCRIPTION: CONSTRUCTION OF A SINGLE-FAMILY HOME, WITH BASEMENT, PROPOSED DRIVEWAY, PUBLIC WATER AND SEWER.

STATUS: Pending

GEOGRAPHIC LOCATION: WEST FROM THE INTERSECTION OF RIVERVIEW RD AND COLLEEN CT.

ADDRESS: 11409 RIVERVIEW ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 131-B1, 131-C1	200 SHEET: 215SW01
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 80	COUNCILMANIC DISTRICT: 8
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VII	TIER: 2, 4
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
RE	6.19 Acres
Total:	6.19 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
GABI HIREZI

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08/17/2026

PLAN NUMBER: NRI-2026-0074

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

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	16.97 Acres
Total:	16.97 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
CAPITOL DEVELOPMENT DESIGN INC.

AGENT

PROPERTY OWNER
WORKHORSE RESIDENTIAL, LLC

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PLAN NUMBER: PPS-2025-007 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 8/10/2026 **PROJECT NAME:** LORING ADDITION TO HIGHBRIDGE

APPROVED DATE: **PLAN DESCRIPTION:** LORING ADDITION TO HIGHBRIDGE - 4 LOTS, 1 PARCEL, AND 1 OUTLOT FOR SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT

STATUS: Pending **GEOGRAPHIC LOCATION:** ON THE NORTH SIDE OF WOODEDGE DRIVE, APPROXIMATELY 250 FEET EAST OF ITS INTERSECTION WITH HIGH BRIDGE ROAD

ADDRESS: 13602 WOODEDGE DR, BOWIE,

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 116	UNITS DETACHED: 0	TAX MAP & GRID: 37-C4, 37-C3	200 SHEET: 209NE12
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71A	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 14	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MINOR RESIDENTIAL

Current Zoning Information	
Current Zoning	Acreage
RR (RESIDENTIAL, RURAL)	4.57 Acres
Total:	4.57 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
RR (RESIDENTIAL, RURAL)		4.57
	R-R (RESIDENTIAL, RURAL)	4.57

APPLICANT
 WOODEDGE AD, LLC

AGENT

PROPERTY OWNER
 WOODEDGE AD, LLC

PLAN NUMBER: PRE-APP-2026-0121 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: LTI SUITLAND

APPROVED DATE:

PLAN DESCRIPTION: THE PROPOSED SITE DEVELOPMENT INCLUDES AN ARCHITECTURAL RENOVATION OF THE EXISTING STRAYER UNIVERSITY BUILDING TO BE UTILIZED AS A NEW EDUCATIONAL FACILITY FOR LINCOLN TECHNICAL INSTITUTE. MINOR SITE IMPROVEMENTS INCLUDE UPDATING SIGNAGE, PATIO SPAC...

STATUS: Pending

GEOGRAPHIC LOCATION: 5110 AUTH WAY, CAMP SPRINGS MD

ADDRESS: 5110 AUTH WAY, SUITLAND, MD 20746

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 88-F4, 88-F3	200 SHEET: 206SE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 76A	COUNCILMANIC DISTRICT: 8
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 6	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: IV	TIER: 1
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
RTO-L-E REG. TRANSIT-ORIENTED, LOW-INTENSITY EDGE	0.00 Acres
Total:	Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
RTO-L-E REG. TRANSIT-ORIENTED, LOW-INTENSITY EDGE	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	

APPLICANT
ADAM ENTIN

AGENT

PROPERTY OWNER
SUITLAND AUTH LLC

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PLAN NUMBER: TCP1-2026-0009

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: THE COSTELLO AT 8181

APPROVED DATE:

PLAN DESCRIPTION: COSTELLO AT 8181 - ONE PARCEL FOR DEVELOPMENT OF 255 MULTIFAMILY RESIDENTIAL DWELLING UNITS

STATUS: Pending

GEOGRAPHIC LOCATION: ON THE SOUTH SIDE OF PROFESSIONAL PLACE, APPROXIMATELY 450 FEET EAST OF ITS INTERSECTION WITH GARDEN CITY DRIVE

ADDRESS: 8181 PROFESSIONAL PLACE, HYATTSVILLE, MD 20785

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 52-A1, 52-B1	200 SHEET: 206NE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 20	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
RTO-H-E	3.21 Acres
Total:	3.21 Acres

APPLICANT
ATCS

AGENT

PROPERTY OWNER
BRIGHTLEAF PROPERTIES LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/10/2026 and 8/16/2026

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PLAN NUMBER: TCP2-2026-0058

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: SHALABI KNOLLS

APPROVED DATE:

PLAN DESCRIPTION: SINGLE FAMILY DWELLING

STATUS: Pending

GEOGRAPHIC LOCATION: 17103 QUEEN ANNE BRIDGE ROAD
 BOWIE, MD 20716

ADDRESS: 17103 QUEEN ANNE BRIDGE ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 63-F4	200 SHEET: 203NE15
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 74B	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 7	GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREAS
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 3
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
AG	2.10 Acres
Total:	2.10 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 APPLIED CIVIL ENGINEERING

AGENT

PROPERTY OWNER
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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: Pending **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 □
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PLAN NUMBER: WCO-NE-2026-0042 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 8/10/2026 **PROJECT NAME:** VILLAGE BAPTIST CHURCH FENCE PLAYGROUND

APPROVED DATE: **PLAN DESCRIPTION:** NEW PLAYGROUND

STATUS: Approved **GEOGRAPHIC LOCATION:** MITCHELLVILLE RD & RT 301

ADDRESS: 1950 MITCHELLVILLE ROAD, BOWIE, MD 20716

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 63-D3, 63-D4, 63-C4, 63-C3	200 SHEET: 203NE14
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 71B	COUNCILMANIC DISTRICT: 4
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 7	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NUMBERED EXEMPTION (WCO-NE)

Current Zoning Information	
Current Zoning	Acreage
RSF-95	3.83 Acres
Total:	3.83 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 MARK D MILES

AGENT

PROPERTY OWNER
 VILLAGE BAPTIST CHURCH, INC

