

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
8/24/2026 and 8/28/2026

08/31/2026

PLAN NUMBER: DSP-2026-0019 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 8/24/2026 **PROJECT NAME:** VENUE II

APPROVED DATE: **PLAN DESCRIPTION:** DETAILED SITE PLAN FOR 77 SINGLE-FAMILY ATTACHED DWELLING UNITS

STATUS: Pending **GEOGRAPHIC LOCATION:** IN THE NORTHEAST QUADRANT OF RITCHIE-MARLBORO & SANSBURY ROADS INTERSECTION

ADDRESS: 1700 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20774

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 77	UNITS DETACHED: 0	TAX MAP & GRID: 74-F4, 74-E4	200 SHEET: 202SE09, 203SE09
OUTLOTS: 0	UNITS ATTACHED: 77	PLANNING AREA: 73	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 13	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: BOARD LEVEL

Current Zoning Information	
Current Zoning	Acreage
RSF-A, RSF-65	45.39 Acres
Total:	45.39 Acres

Planning Board		
Hearing Date	Decision	Notes
10/29/2026		

APPLICANT GREENWOOD PARK, LLC	AGENT	PROPERTY OWNER GREENWOOD PARK, LLC
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PLAN NUMBER: FPS-2026-0056		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 8/26/2026		PROJECT NAME: ADDITION TO GREGORY HEIGHTS, PARCEL G	
APPROVED DATE:		PLAN DESCRIPTION: ADDITION TO GREGORY HEIGHTS, PARCEL G	
STATUS: Pending		GEOGRAPHIC LOCATION: 5914 SEAT PLEASANT DRIVE, CAPITOL HEIGHTS	
ADDRESS: 5914 SEAT PLEASANT DRIVE, CAPITOL HEIGHTS, MD 20743			
ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 66-B3	200 SHEET: 201NE05
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 72	COUNCILMANIC DISTRICT: 7
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: III	TIER: 1
GROSS FLOOR AREA (SF): 0			APA: N/A
AUTHORITY: MAJOR			

Current Zoning Information	
Current Zoning	Acreage
IE	0.88 Acres
Total:	0.88 Acres

Planning Board		
Hearing Date	Decision	Notes
09/03/2026		

APPLICANT PACKARD & ASSOCIATES, LLC	AGENT	PROPERTY OWNER LAUNDRY UNLIMITED LLC
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PLAN NUMBER: NRI-2026-0062		ACCEPTED OR APPROVED IN SPECIFIED RANGE	
ACCEPTED DATE: 8/28/2026		PROJECT NAME: IVY CREEK	
APPROVED DATE:		PLAN DESCRIPTION: IVY CREEK - 1 SFD AND 74 AGE RESTRICTED TOWNHOME LOTS	
STATUS: Pending		GEOGRAPHIC LOCATION: IVY CREEK - N/W QUADRANT OF INTERSECTION OF 193 & 450 IN GLENN DALE, MD	
ADDRESS: 11900 IVY CREEK LANE, GLENN DALE, MD 20769			
ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS			
LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 45-E2	200 SHEET: 207NE10, 207NE11
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 70	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: NATURAL RESOURCE INVENTORY PLAN			

Current Zoning Information	
Current Zoning	Acreage
RR	19.10 Acres
Total:	19.10 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
LANDTECH		GLENN DALE HOLDING COMPANY

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PLAN NUMBER: NRI-2026-0067

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/24/2026

PROJECT NAME: CENTRAL AVENUE CONNECTOR TRAIL (CACT) - PHASE 1

APPROVED DATE:

PLAN DESCRIPTION: INSTALLATION OF A SHARED USE PATH FOR MNCPPC PARKS PROJECT CACT - PHASE 1

STATUS: Pending

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:	UNITS DETACHED: 0	TAX MAP & GRID: 73-E1	200 SHEET: 201SE06
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 75A	COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 18	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: VIII	TIER: 1
	GROSS FLOOR AREA (SF): 0		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

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PLAN NUMBER: NRI-2026-0077
 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:
 PROJECT NAME: 11806 OLD GUNPOWDER ROAD

APPROVED DATE:
 PLAN DESCRIPTION: INDUSTRIAL DEVELOPMENT WITH ASSOCIATED SURFACE PARKING AND RELATED INFRASTRUCTURE.

STATUS: Pending
 GEOGRAPHIC LOCATION: AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF OLD GUNPOWDER ROAD AND POWDER MILL ROAD.

ADDRESS: 11810 OLD GUNPOWDER ROAD, BELTSVILLE, MD 20705

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:
 UNITS DETACHED: 0
 TAX MAP & GRID: 12-E2
 200 SHEET: 215NE05

OUTLOTS: 0
 UNITS ATTACHED: 0
 PLANNING AREA: 61
 COUNCILMANIC DISTRICT: 1

PARCELS: 0
 UNITS MULTIFAMILY: 0
 ELECTION DISTRICT: 1
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

OUTPARCELS: 0
 TOTAL UNITS: 0
 POLICE DIVISION: VI
 TIER: 2

GROSS FLOOR AREA (SF): 0
 APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information		Planning Board		
Current Zoning	Acreage	Hearing Date	Decision	Notes
CGO	8.65 Acres			
Total:	8.65 Acres			

APPLICANT
 SOLTESZ

AGENT

PROPERTY OWNER
 CARMEN TIDLER TRUST

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PLAN NUMBER: PRE-APP-2026-0124 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: **PROJECT NAME:** GPM STORE 54571

APPROVED DATE:	PLAN DESCRIPTION: REMOVAL OF 1 DIESEL FUEL DISPENSER AND ADDITION OF 3 NEW FUEL DISPENSERS WITH FUEL CANOPY, RELOCATION OF TRASH ENCLOSURE AND OTHER ASSOCIATED SITE IMPROVEMENTS.
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STATUS: Pending

GEOGRAPHIC LOCATION: SEC OF ROBERT CRAIN HIGHWAY AND SHORT CUT ROAD

ADDRESS: 14330 ROBERT CRAIN HIGHWAY SOUTHEAST, BRANDYWINE, MD 20613

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 145-A4	200 SHEET: 219SE07, 218SE07
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: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
TAC-E	1.72 Acres
Total:	1.72 Acres

APPLICANT
LTH DEVELOPMENT GROUP, LLC

AGENT

PROPERTY OWNER
GPM INVESTMENTS, LLC

PLAN NUMBER: PRE-APP-2026-0125 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: **PROJECT NAME:** SURRETT'S SUBDIVISION

APPROVED DATE: **PLAN DESCRIPTION:** SUBDIVIDE PARCELS 092 AND 035 INTO 7-8 LOTS AND BUILD A SINGLE-FAMILY HOME ON EACH LOT.

STATUS: Pending **GEOGRAPHIC LOCATION:** EAST FROM THE INTERSECTION OF SURRATTS RD AND MOORE'S LN.

ADDRESS:

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 126-A3, 126-A2	200 SHEET: 213SE07, 214SE07
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 81A	COUNCILMANIC DISTRICT: 9
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 9	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: V	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)	9.14 Acres
RR (RESIDENTIAL, RURAL)	0.00 Acres
Total:	9.14 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		9.14
RR (RESIDENTIAL, RURAL)		

APPLICANT
ELITE ENGINEERING, LLC

AGENT

PROPERTY OWNER
MOHAMED HASSAN

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PLAN NUMBER: SPE-2025-012 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 8/25/2026 **PROJECT NAME:** HOLLY PLACE

APPROVED DATE: **PLAN DESCRIPTION:** HOLLY PLACE - APARTMENT HOUSING FOR THE ELDERLY - EXISTING 25,880 SF OF COMMERCIAL USE TO REMAIN

STATUS: Pending **GEOGRAPHIC LOCATION:** LOCATED ON THE WEST SIDE OF SAINT BARNABAS ROAD (RT 414) WHERE IT INTERSECTS ON THE SOUTH OF HOLLY.

ADDRESS: 4500 SAINT BARNABAS ROAD, TEMPLE HILLS, 20748

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 229	UNITS DETACHED: 0	TAX MAP & GRID: 88-C3, 88-C4, 88-B3	200 SHEET: 206SE04
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 76A	COUNCILMANIC DISTRICT: 7
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: SPECIAL EXCEPTION

Current Zoning Information	
Current Zoning	Acreage
RR (RESIDENTIAL, RURAL)	3.38 Acres
CGO (COMMERCIAL, GENERAL AND OFFICE)	3.38 Acres
Total:	6.76 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	R-R (RESIDENTIAL, RURAL)	3.38
	C-S-C (COMMERCIAL SHOPPING CENTER)	3.38
RR (RESIDENTIAL, RURAL)		3.38
CGO (COMMERCIAL, GENERAL AND OFFICE)		3.38

APPLICANT
LERCH, EARLY & BREWER CHTD.

AGENT

PROPERTY OWNER
4500 ST. BARNABAS LLC

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PLAN NUMBER: TCP1-2026-0011		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:	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: TCP1 - COMPANION			

Current Zoning Information	
Current Zoning	Acreage
RR	4.57 Acres
Total:	4.57 Acres

APPLICANT ELITE ENGINEERING, LLC	AGENT	PROPERTY OWNER WOODEDGE AD, LLC
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PLAN NUMBER: TCP2-2026-0062

ACCEPTED DATE:

APPROVED DATE:

STATUS: Pending

ACCEPTED OR APPROVED IN SPECIFIED RANGE

PROJECT NAME: ST. JAMES PROPERTY - LOT 38D

PLAN DESCRIPTION: SINGLE LOT TCP2 FOR LOT 38D.

GEOGRAPHIC LOCATION: 2005 ST. JAMES ROAD
ACCOKEEK, MD 20607

ADDRESS: 2005 SAINT JAMES ROAD, ACCOKEEK, MD 20607

ZONING ORDINANCE: PRIOR 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: 152-E2, 152-E3

PLANNING AREA: 84

ELECTION DISTRICT: 5

POLICE DIVISION: VII

200 SHEET: 220SE02

COUNCILMANIC DISTRICT: 9

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

TIER: 2

APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
AR	1.17 Acres
Total:	1.17 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT

CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER

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PLAN NUMBER: TCP2-2026-0063

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: HENSON CREEK STREAM AND WETLAND MITIGATION PROJECT

APPROVED DATE:

PLAN DESCRIPTION: THE PROPOSED PROJECT IS A WETLAND AND STREAM MITIGATION PROJECT.

STATUS: Pending

GEOGRAPHIC LOCATION: LIVINGSTON RD NEAR INDIAN HEAD HIGHWAY (MD-210)

ADDRESS: 9013 LIVINGSTON ROAD, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 114-A3, 114-A2	200 SHEET: 212SE01
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 80	COUNCILMANIC DISTRICT: 8
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 12	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: IV	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP2 - STAND ALONE

Current Zoning Information	
Current Zoning	Acreage
RR, CGO, CS, CGO	17.69 Acres
Total:	17.69 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
KCI TECHNOLOGIES, INC

AGENT

PROPERTY OWNER
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Cases Accepted or Approved Between:
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PLAN NUMBER: WCO-SE-2026-0098

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/27/2026

PROJECT NAME: PEPKO TAKOMA FEP

APPROVED DATE:

PLAN DESCRIPTION: PEPKO TO REPLACE EXISTING FENCE AT THE TAKOMA SUBSTATION TO IMPROVE SECURITY FOR THE SUBSTATION.

STATUS: Approved

GEOGRAPHIC LOCATION: N/A

ADDRESS: 6601 NEW HAMPSHIRE AVENUE, HYATTSVILLE, MD 20783

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:

UNITS DETACHED: 0

TAX MAP & GRID: 41-A2, 41-A1

200 SHEET: 208NE01

OUTLOTS: 0

UNITS ATTACHED: 0

PLANNING AREA: 65

COUNCILMANIC DISTRICT: 2

PARCELS: 0

UNITS MULTIFAMILY: 0

ELECTION DISTRICT: 17

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

OUTPARCELS: 0

TOTAL UNITS: 0

POLICE DIVISION: I

TIER: 1

GROSS FLOOR AREA (SF): 0

APA: N/A

AUTHORITY: STANDARD EXEMPTION (WCO-SE)

Current Zoning Information	
Current Zoning	Acreage
RSF-65	0.00 Acres
Total:	0.00 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 POTOMAC ELECTRIC POWER COMPANY (PEPCO)

AGENT

PROPERTY OWNER
 POTOMAC ELECTRIC POWER COMPANY (PEPCO)

