

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/7/2026 and 9/13/2026

09/14/2026

PLAN NUMBER: FPS-2026-0107

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 9/3/2026

PROJECT NAME: CAPITAL BELTWAY II

APPROVED DATE: 09/10/2026

PLAN DESCRIPTION: CAPITAL BELTWAY II, PARCEL 1 & OUTLOT A

STATUS: Approved

GEOGRAPHIC LOCATION: 1200' NORTH OF INTERSECTION OF OXON HILL ROAD & LIVINGSTON ROAD, AT THE TERMINUS OF TAYLOR ACRES AVENUE

ADDRESS: 609 TAYLOR ACRES AVENUE, FORT WASHINGTON, MD 20744

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: 0	UNITS DETACHED: 0	TAX MAP & GRID: 114-A4, 113-F3, 113-F4, 114-A3	200 SHEET: 212SE01
OUTLOTS: 1	UNITS ATTACHED: 0	PLANNING AREA: 80	COUNCILMANIC DISTRICT: 8
PARCELS: 1	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 12, 5	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: IV	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: MAJOR

Current Zoning Information	
Current Zoning	Acreage
IE, AG	17.98 Acres
Total:	17.98 Acres

Planning Board		
Hearing Date	Decision	Notes
09/10/2026	Approval	

APPLICANT
KCI TECHNOLOGIES

AGENT

PROPERTY OWNER
PROLOGIS EXCHANGE 9405 LIVINGSTON ROAD LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: NRI-2026-0080 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** 6715 KENILWORTH AVENUE

APPROVED DATE: **PLAN DESCRIPTION:** NRI PLAN FOR LOT 1; PARCELS 1, 85 & 22.

STATUS: Pending **GEOGRAPHIC LOCATION:** LOT 1 AND PARCELS 1, 85, AND 22, LOCATED NORTHEAST OF THE INTERSECTION OF KENILWORTH AVENUE AND SARVIS AVENUE IN RIVERDALE MD

ADDRESS: 6715 KENILWORTH AVENUE, RIVERDALE, MD 20737

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS: **UNITS DETACHED:** 0 **TAX MAP & GRID:** 42-F2, 43-A1, 42-F1 **200 SHEET:** 208NE05

OUTLOTS: 0 **UNITS ATTACHED:** 0 **PLANNING AREA:** 69 **COUNCILMANIC DISTRICT:** 3

PARCELS: 0 **UNITS MULTIFAMILY:** 0 **ELECTION DISTRICT:** 19 **GROWTH POLICY AREA:** ESTABLISHED COMMUNITIES

OUTPARCELS: 0 **TOTAL UNITS:** 0 **POLICE DIVISION:** I **TIER:** 1

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

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
CGO	10.10 Acres
Total:	10.10 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
AP PG KENILWORTH LLC

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PLAN NUMBER: NRI-2026-0081 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** MOORE PROPERTY

APPROVED DATE: **PLAN DESCRIPTION:** FULL NRI PLAN BASED ON THE LATEST FIELD VISIT TO SUPPORT THE PREPARATION OF FUTURE FINAL ENGINEERING PLANS AND PERMIT SUBMISSIONS.

STATUS: Pending **GEOGRAPHIC LOCATION:** SITE LOCATED S OF THE END OF DOWER HOUSE ROAD AND NORTH OF THE END OF MERIDIAN HILLWAY. WEST SIDE OF MOORE'S WAY

ADDRESS: 4705 MOORES WAY, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 90-F4, 90-F3, 90-E3, 90-E4	200 SHEET: 206SE08, 207SE09, 206SE09
OUTLOTS: 0	UNITS ATTACHED: 0		COUNCILMANIC DISTRICT: 6
PARCELS: 0	UNITS MULTIFAMILY: 0	PLANNING AREA: 78	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	ELECTION DISTRICT: 15	TIER: 2
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: VIII	APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
TAC-E	47.70 Acres
Total:	47.70 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT DLEE CONSULTING & DESIGN	AGENT	PROPERTY OWNER EVANGEL CATHEDRAL INC. RE
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PLAN NUMBER: NRI-2026-0082 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** PCM OPERATIONS CAMPUS

APPROVED DATE: **PLAN DESCRIPTION:** VACANT PARCEL, PROPOSED FOR A CONTRACTOR STORAGE YARD.

STATUS: Pending **GEOGRAPHIC LOCATION:** PARCEL IS LOCATED AT THE SOUTHERN INTERSECTION OF RITZ WAY AND VIRGINIA MANOR ROAD, AND EXTENDS SOUTH BEHIND EXISTING LOTS, AND CONNECTS TO BALTIMORE AVENUE.

ADDRESS:

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 13-D1, 13-C1, 13-D2, 13-C2	200 SHEET: 216NE06, 215NE06
OUTLOTS: 0	UNITS ATTACHED: 0		COUNCILMANIC DISTRICT: 1
PARCELS: 0	UNITS MULTIFAMILY: 0	PLANNING AREA: 60	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	ELECTION DISTRICT: 1	TIER: 2
	GROSS FLOOR AREA (SF): 0	POLICE DIVISION: VI	APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
LCD	5.83 Acres
Total:	5.83 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT	AGENT	PROPERTY OWNER
CHARLES P. JOHNSON & ASSOCIATES, INC.		PCM SERVICES

Development Review Applications - Process Monitoring
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PLAN NUMBER: NRI-2026-0083 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: **PROJECT NAME:** SADDLE RIDGE

APPROVED DATE: **PLAN DESCRIPTION:** REVISION TO AN APPROVED NRI TO ACCOUNT FOR A BOUNDARY OVERLAP. PROJECT IS CURRENTLY GOING THROUGH FINAL SITE PLAN CERTIFICATION.

STATUS: Pending **GEOGRAPHIC LOCATION:** SOUTHWEST OF THE INTERSECTION OF BRANDYWINE ROAD AND ACCOKEEK ROAD.

ADDRESS: 6910 ACCOKEEK ROAD, BRANDYWINE, MD 20613

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 144-C4, 144-C3, 144-D3, 144-D4	200 SHEET: 218SE06
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: VII	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: NATURAL RESOURCE INVENTORY PLAN

Current Zoning Information	
Current Zoning	Acreage
LCD	69.05 Acres
Total:	69.05 Acres

Planning Board		
Hearing Date	Decision	Notes

APPLICANT
 RODGERS CONSULTING

AGENT

PROPERTY OWNER
 WALTON MARYLAND, LLC

Development Review Applications - Process Monitoring
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PLAN NUMBER: NRI-EL-2026-0060 **ACCEPTED OR APPROVED IN SPECIFIED RANGE**

ACCEPTED DATE: 9/10/2026 **PROJECT NAME:** TAKOMA SUBSTATION FEP

APPROVED DATE: **PLAN DESCRIPTION:** PEPCO TO REPLACE AN EXISTING FENCE AT THE TAKOMA SUBSTATION TO IMPROVE SECURITY.

STATUS: Pending **GEOGRAPHIC LOCATION:** OFF NEW HAMPSHIRE AVENUE, 200' FROM THE INTERSECTION OF NEW HAMPSHIRE AVENUE & RAY ROAD

ADDRESS: 6601 NEW HAMPSHIRE AVENUE, TAKOMA PARK,

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: NATURAL RESOURCE INVENTORY EQUIVALENCY LETTER

Current Zoning Information	
Current Zoning	Acreage
RSF-65	15.52 Acres
Total:	15.52 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	15.51

APPLICANT
POTOMAC ELECTRIC POWER COMPANY (PEPCO)

AGENT

PROPERTY OWNER
POTOMAC ELECTRIC POWER COMPANY (PEPCO)

Planning Board		
Hearing Date	Decision	Notes

APPLICANT

REDLEF GROUP ARCHITECTS LLC

AGENT

PROPERTY OWNER

IVY COMMUNITY CHARITIES INC OF PRINCE GEORGE'S
COUNTY

PLAN NUMBER: PRE-APP-2026-0130 ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: **PROJECT NAME:** SUCOWASH LLC

APPROVED DATE: **PLAN DESCRIPTION:** VACANT 0.11AC. LOT WHICH IS PROPOSED TO BE DEVELOPED WITH (1) SFD HOUSE WITH A 2-CAR GARAGE

STATUS: Pending

GEOGRAPHIC LOCATION: 4614 BURLINGTON ROAD
HYATTSVILLE, MD 20781

ADDRESS: 4614 BURLINGTON ROAD, HYATTSVILLE, MD 20781

ZONING ORDINANCE: CURRENT ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 50-C1, 50-C2	200 SHEET: 206NE04
OUTLOTS: 0	UNITS ATTACHED: 0	PLANNING AREA: 68	COUNCILMANIC DISTRICT: 5
PARCELS: 0	UNITS MULTIFAMILY: 0	ELECTION DISTRICT: 16	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
OUTPARCELS: 0	TOTAL UNITS: 0	POLICE DIVISION: I	TIER: 4
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: PRE-APPLICATION

Current Zoning Information	
Current Zoning	Acreage
CBCAO (Chesapeake Bay Critical Area Overlay)	0.11 Acres
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	0.11 Acres
Total:	0.22 Acres

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Acreage
CBCAO (Chesapeake Bay Critical Area Overlay)		0.11
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		0.11

APPLICANT
DIGITERRA DESIGN, LLC

AGENT

PROPERTY OWNER
SUCO WASH, LLC.

Development Review Applications - Process Monitoring
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PLAN NUMBER: TCP1-2026-0012

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: PARCEL ZZ

APPROVED DATE:

PLAN DESCRIPTION: RIVERDALE PARK STATION - 37 LOTS AND 1 PARCEL FOR TOWNHOUSE RESIDENTIAL DEVELOPMENT

STATUS: Pending

GEOGRAPHIC LOCATION: AT THE CORNER OF VAN BUREN STREET AND RHODE ISLAND AVENUE.

ADDRESS: 4625 VAN BUREN STREET, RIVERDALE, MD 20737

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

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

AUTHORITY: TCP1 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
LMUTC	37.73 Acres
Total:	37.73 Acres

APPLICANT
SOLTESZ

AGENT

PROPERTY OWNER
CALVERT TRACT PARCEL C LLC

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PLAN NUMBER: TCP1-2026-0013

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE:

PROJECT NAME: ENCLAVE AT MARLBORO SQUARE

APPROVED DATE:

PLAN DESCRIPTION: ENCLAVE AT MARLBORO SQUARE - 62 LOTS AND 3 PARCELS FOR TOWNHOUSE DEVELOPMENT

STATUS: Pending

GEOGRAPHIC LOCATION: 5201, 5251, & 5301 RITCHIE MARLBORO ROAD IN UPPER MARLBORO, MARYLAND. THE SITE IS APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF RITCHIE MARLBORO ROAD AND OLD MARLBORO PIKE.

ADDRESS: 5201 RITCHIE MARLBORO ROAD, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 101-B1	200 SHEET: 207SE11
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: II	TIER: 2
	GROSS FLOOR AREA (SF): 0		APA: N/A

AUTHORITY: TCP1 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
CN	232.31 Acres
Total:	232.31 Acres

APPLICANT
GLW

AGENT

PROPERTY OWNER
FORKS OF THE ROAD, LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
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PLAN NUMBER: TCP2-2026-0068

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/25/2026

PROJECT NAME: HOLLY PLACE

APPROVED DATE:

PLAN DESCRIPTION: A SPECIAL EXCEPTION TO PERMIT 72 DWELLING UNITS OF APARTMENT HOUSING FOR THE ELDERLY AND A SURFACE PARKING LOT FOR THE RESIDENTIAL BUILDING.

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:	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: TCP2 - COMPANION

Current Zoning Information	
Current Zoning	Acreage
CGO	3.38 Acres
Total:	3.38 Acres

APPLICANT
ATCS

AGENT

PROPERTY OWNER
LINCOLN AVENUE CAPITAL MANAGEMENT LLC

Development Review Applications - Process Monitoring
Cases Accepted or Approved Between:
9/7/2026 and 9/13/2026

09/14/2026

PLAN NUMBER: TCP2-2026-0069

ACCEPTED OR APPROVED IN SPECIFIED RANGE

ACCEPTED DATE: 8/18/2026

PROJECT NAME: WOOD PROPERTY

APPROVED DATE:

PLAN DESCRIPTION: AMENDMENT TO PREVIOUSLY APPROVED DSP-22014 FOR REVISION OF TOWNHOUSE DRIVEWAY, SITE GRADING AND STORM WATER MANAGEMENT FACILITIES, REVISION OF ARCHITECTURAL ELEVATIONS AND ASSOCIATED LANDSCAPE, AND ADDITION OF THREE MONUMENTAL FEATURES.

STATUS: Pending

GEOGRAPHIC LOCATION: NORTHEAST CORNER OF THE INTERSECTION OF PRESIDENTIAL PARKWAY AND MD 4 (PENNSYLVANIA AVENUE).

ADDRESS: 8701 WALLER TREE WAY, UPPER MARLBORO, MD 20772

ZONING ORDINANCE: PRIOR ZONING ORDINANCE & SUBDIVISION REGULATIONS

LOTS:	UNITS DETACHED: 0	TAX MAP & GRID: 90-C2, 90-C3	200 SHEET: 206SE08
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	17.54 Acres
Total:	17.54 Acres

APPLICANT
 CHARLES P. JOHNSON & ASSOCIATES, INC.

AGENT

PROPERTY OWNER
 ETHAN REBLITZ

