



Development Activity Monitoring System
Monthly Report of Urban Design Activity
FEBRUARY, 2016

COUNCILMANIC DISTRICTS 02

DSP-09006-01		TITLE:	BELCREST PLAZA, REVISION TO UPDATE ARCHITECTURE	
DATE ACCEPTED:	2/10/2016	ZONING	D-D-O	0.00
PLANNING AREA:	68	with ACREAGE:	M-A-C	8.05
ELECTION DISTRICT:	17	TOTAL ACRES:	8.05	
TIER:	DEVELOPED	LOCATED ON:	INTERSECTION OF TOLEDO TERRACE & NORTHWEST DRIVE	
STREET ADDRESS:	3400 TOLEDO TERRACE	APPLICANT:	PERCONTEE COMPANY, LLP	
CITY:	HYATTSVILLE	AGENT:	PENNONI ASSOCIATES	
TAX MAP & GRID:	042 A-1	OWNER(S):		
200 SHEET:	208NE03			
LOTS:	0	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):	HYATTSVILLE			

COUNCILMANIC DISTRICTS 04

DSP-06072-01		TITLE:	GLENN DALE COMMONS, PHASE 1, REVISION FOR 111 TH & 32 TWO-FAMILY DWELLINGS,TOTAL OF 175 UNITS;CONVERSIC	
DATE ACCEPTED:	2/4/2016	ZONING	M-X-T	11.95
PLANNING AREA:	70	with ACREAGE:		
ELECTION DISTRICT:	14	TOTAL ACRES:	11.95	
TIER:	DEVELOPING	LOCATED ON:	INTERSECTION OF AEROSPACE ROAD AND HUBBLE DRIVE.	
STREET ADDRESS:	10000 10100 AEROSPACE ROAD	APPLICANT:	SLDM, LLC	
CITY:		AGENT:	DEWBERRY CONSULTANTS, LLC	
TAX MAP & GRID:	036 A-1	OWNER(S):		
200 SHEET:	210NE09			
LOTS:	0	UNITS ATTACHED:	175	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	175	
		GROSS FLOOR AREA:	0	
ADJACENT TOWN(S):				



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COUNCILMANIC DISTRICTS

06

SDP-0001-28		TITLE:	BEECH TREE - UMBRELLA ARCHITECTURE, TO ADD 3 NEW SINGLE-FAMILY HOUSE TYPES TO THE ARCHITECTURE UMBR	
DATE ACCEPTED:	2/22/2016	ZONING	R-S	1,212.06
PLANNING AREA:	79	with ACREAGE:		
ELECTION DISTRICT:	03			
TIER:	DEVELOPING			
STREET ADDRESS:		TOTAL ACRES:		1,212.06
CITY:		LOCATED ON:	SOUTHWEST QUADRANT OF THE INTERSECTION OF US 301 AND LEELAND ROAD	
TAX MAP & GRID:	093 A-2	APPLICANT:	RYAN HOMES	
200 SHEET:	204SE13	AGENT:	GREENMAN-PEDERSEN, INC.	
LOTS:	0	OWNER(S):		
UNITS ATTACHED:	0			
OUTLOTS:	0			
UNITS DETACHED:	0			
PARCELS:	0			
UNITS MULTIFAMILY:	0			
OUTPARCELS:	0			
TOTAL UNITS:	0			
GROSS FLOOR AREA:	0			

ADJACENT TOWN(S):

DSP-14008-01		TITLE:	THE CRESCENTS AT LARGO TOWN CENTER, ADD POOL HOUSE ARCHITECTURE.	
DATE ACCEPTED:	2/17/2016	ZONING	M-U-I	18.01
PLANNING AREA:	73	with ACREAGE:		
ELECTION DISTRICT:	13			
TIER:	DEVELOPED			
STREET ADDRESS:	701 LARGO CENTER DRIVE	TOTAL ACRES:		18.01
CITY:	UPPER MARLBORO	LOCATED ON:	NORTHWEST CORNER OF LANDOVER ROAD AND CENTRAL AVENUE.	
TAX MAP & GRID:	067 E-2	APPLICANT:	LARGO LAND DEVELOPMENT, LLC.	
200 SHEET:	201NE08	AGENT:	DEWBERRY	
LOTS:	0	OWNER(S):		
UNITS ATTACHED:	84			
OUTLOTS:	0			
UNITS DETACHED:	0			
PARCELS:	0			
UNITS MULTIFAMILY:	352			
OUTPARCELS:	0			
TOTAL UNITS:	436			
GROSS FLOOR AREA:	0			

ADJACENT TOWN(S):



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COUNCILMANIC DISTRICTS 06

DSP-08039-08	TITLE:	WESTPHALIA ROW, PROPOSED 67 TOWNHOMES AND 10,000 SQUARE FEET OF COMMERCIAL RETAIL	
DATE ACCEPTED: 2/29/2016	ZONING	M-X-T	20.67
PLANNING AREA: 78	with ACREAGE:		
ELECTION DISTRICT: 15	TOTAL ACRES:		20.67
TIER: DEVELOPING	LOCATED ON:	SOUTHWEST CORNER OF RITCHIE MARLBORO ROAD & SANSBURY ROAD INTERSECTION	
STREET ADDRESS: 1703 SANSBURY ROAD	APPLICANT:	WESTPHALIA ROW PARTNERS LLC	
CITY: CAPITOL HEIGHTS	AGENT:	GUTSCHICK, LITTLE, & WEBER	
TAX MAP & GRID: 074 E-4	OWNER(S):		
200 SHEET: 203SE08			
LOTS: 0	UNITS ATTACHED:	67	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	67	
	GROSS FLOOR AREA:	10,000	

ADJACENT TOWN(S):

DSP-04040-09	TITLE:	WATERFORD ESTATES, ARCHITECTURAL REVIEW FOR LOTS 18A, 94A AND 98A	
DATE ACCEPTED: 2/11/2016	ZONING	R-A	261.19
PLANNING AREA: 74A	with ACREAGE:		
ELECTION DISTRICT: 07	TOTAL ACRES:		261.19
TIER: DEVELOPING	LOCATED ON:	OFF WOODMORE ROAD, 2,000 FEET EAST OF ITS INTERSECTION WITH PLEASANT PROSPECT ROAD	
STREET ADDRESS:	APPLICANT:	STANKLEY MARTIN HOMES	
CITY:	AGENT:	DEWBERRY	
TAX MAP & GRID: 054 A-3	OWNER(S):		
200 SHEET: 205NE11			
LOTS: 0	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 0	UNITS MULTIFAMILY:	0	
OUTPARCELS: 0	TOTAL UNITS:	0	
	GROSS FLOOR AREA:	0	

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 07



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COUNCILMANIC DISTRICTS

09

DSP-10046-02
 DATE ACCEPTED: 2/19/2016
 PLANNING AREA: 82A
 ELECTION DISTRICT: 15
 TIER: DEVELOPING
 STREET ADDRESS:
 CITY:
 TAX MAP & GRID: 119 B-2
 200 SHEET: 211SE11
 LOTS: 0 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 92
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 92
 GROSS FLOOR AREA: 0

TITLE: HEATHERMORE, ADD/UPDATE DAN RYAN ARCHITECTURE
 ZONING with ACREAGE: R-30 12.19
 R-P-C 0.00
 TOTAL ACRES: 12.19
 LOCATED ON: AT THE EASTERN END OF HEATHERMORE BOULEVARD, EAST OF US 301/CRAIN HIGHWAY.
 APPLICANT: DAN RYAN BUILDERS INC. - WASHINGTON METRO DIVISION
 AGENT: DEWBERRY
 OWNER(S):

ADJACENT TOWN(S):

DSP-07074-01
 DATE ACCEPTED: 2/12/2016
 PLANNING AREA: 76A
 ELECTION DISTRICT: 06
 TIER: DEVELOPED
 STREET ADDRESS:
 CITY:
 TAX MAP & GRID: 089 A-3
 200 SHEET: 206SE05
 LOTS: 0 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 0
 GROSS FLOOR AREA: 0

TITLE: TOWN CENTER @ CAMP SPRINGS, REVISION TO SITE IMPROVEMENTS PROPOSED AND REVISIONS TO PB CONDITION
 ZONING with ACREAGE: M-X-T 119.37
 TOTAL ACRES: 119.37
 LOCATED ON: NORTH OF BRANCH AVENUE, METRO STATION ONCAPITOL GATEWAY DRIVE/ AUTH WAY & TELFAIR BOULEVARD
 APPLICANT: RESIDENCES AT TOWN CENTER LLC
 AGENT: SHIPLEY & HORNE, PA
 OWNER(S): SAME

ADJACENT TOWN(S):



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS

09

PRELIM NO:	4-15033	TITLE:	DEPUTY SHERIFF'S ASSOCIATION FOP LODGE #112 (MINOR), MINOR SUBDIVISION FOR PUBLIC SAFETY FRATERNAL ORG.	
DATE ACCEPTED:	2/29/2016			
PLANNING AREA:	79	ZONING	O-S	5.46
ELECTION DISTRICT:	03	with ACREAGE:		
TIER:	RURAL			
STREET ADDRESS:	15920 MARLBORO PIKE			
CITY:	UPPER MARLBORO	TOTAL ACREAGE:	5.46	
TAX MAP & GRID:	093 C-4			
200 SHEET:	207SE14	LOCATED ON:	EAST SIDE OF OLD MARLBORO PIKE; APPROXIMATELY 250 FEET NORTHWEST OF INTERSECTION WITH NEW PLACE LANE	
LOTS:	1	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	4,750	
APPLICANT:		AGENT:	DEPUTY SHERRIF'S ASSOCIATION FOP LODGE #112	
OWNER(S):			BEN DYER ASSOCIATES, INC CONGREGATION SHAARE TIKVAH	

ADJACENT TOWN(S):
