



Development Activity Monitoring System
Monthly Report of Subdivision Activity
NOVEMBER, 2016

COUNCILMANIC DISTRICTS

04

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|----------------------------|--------------------|---------------------------|---|-------|
| PRELIM NO: | 4-16028 | TITLE: | BOWIE MARKETPLACE RESIDENTIAL, PARCEL TO CREATE 288 UNIT MULTI-FAMILY BUILDING, GARAGE AND SURFACE P. | |
| DATE ACCEPTED: | 11/7/2016 | ZONING | C-S-C | 10.50 |
| PLANNING AREA: | 71B | with ACREAGE: | | |
| ELECTION DISTRICT: | 07 | TOTAL ACREAGE: | | 10.50 |
| TIER: | DEVELOPING | LOCATED ON: | 720' SOUTH OF INTERSECTION OF SUPERIOR LANE AND ANNAPOLIS ROAD (MD RTE 450) | |
| STREET ADDRESS: | 3206 SUPERIOR LANE | APPLICANT: | BE MASTER NC STATION LLC | |
| CITY: | BOWIE | AGENT: | GUTSCHICK, LITTLE & WEBER, P.A | |
| TAX MAP & GRID: | 038 B-4 | OWNER(S): | | |
| 200 SHEET: | 209NE14 | | | |
| LOTS: | 0 | UNITS ATTACHED: | 0 | |
| OUTLOTS: | 0 | UNITS DETACHED: | 0 | |
| PARCELS: | 1 | UNITS MULTIFAMILY: | 0 | |
| OUTPARCELS: | 0 | TOTAL UNITS: | 0 | |
| | | GROSS FLOOR AREA: | 0 | |

ADJACENT TOWN(S):



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

COUNCILMANIC DISTRICTS

06

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|---------------------|------------|--------------------|---|--------|
| TCP2-097-95- | | TITLE: | OAK CREEK CLUB, PHASE 1A-GOLF COURSE, REVISION TO THE LOD TO REFLECT CHURCH ROAD IMPROVEMENTS; GOLF C | |
| DATE ACCEPTED: | 11/10/2016 | ZONING | R-L | 265.69 |
| PLANNING AREA: | 74A | with ACREAGE: | | |
| ELECTION DISTRICT: | 07 | TOTAL ACRES: | 265.69 | |
| TIER: | DEVELOPING | LOCATED ON: | EAST & WEST OF CHURCH ROAD SOUTH, 1000' NORTH OF OAK GROVE ROAD | |
| STREET ADDRESS: | | APPLICANT: | NVR MS CAVALIER OAK CREEK LLC | |
| CITY: | | AGENT: | CHARLES P. JOHNSON & ASSOCIATES, INC. | |
| TAX MAP & GRID: | 076 E-2 | OWNER(S): | TOLL OAKS GOLF CLUB LLC C/O MAURIC | |
| 200 SHEET: | 201SE12 | | | |
| 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):

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|--------------------|------------|--------------------|---|--------|
| SDP-0306-09 | | TITLE: | OAK CREEK CLUB, PHASE 1A-GOLF COURSE, REVISION TO THE LOD TO REFLECT CHURCH ROAD IMPROVEMENTS; GOLF C | |
| DATE ACCEPTED: | 11/10/2016 | ZONING | R-L | 265.69 |
| PLANNING AREA: | 74A | with ACREAGE: | | |
| ELECTION DISTRICT: | 07 | TOTAL ACRES: | 265.69 | |
| TIER: | DEVELOPING | LOCATED ON: | EAST & WEST OF CHURCH ROAD SOUTH, 1000' NORTH OF OAK GROVE ROAD | |
| STREET ADDRESS: | | APPLICANT: | NVR MS CAVALIER OAK CREEK LLC | |
| CITY: | | AGENT: | CHARLES P JOHNSON & ASSOCIATES | |
| TAX MAP & GRID: | 076 E-2 | OWNER(S): | TOLL OAKS GOLF CLUB LLC C/O MAURIC | |
| 200 SHEET: | 201SE12 | | | |
| 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):



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS 06

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|---------------------|---------------------------|--------------------|---|------|
| DSP-95085-04 | | TITLE: | PERRYWOOD MANOR, LOT 21, CONSTRUCTION OF A SINGLE-FAMILY HOME ON LOT 20 AND 21 | |
| DATE ACCEPTED: | 11/29/2016 | ZONING | R-R | 0.52 |
| PLANNING AREA: | 79 | with ACREAGE: | | |
| ELECTION DISTRICT: | 03 | TOTAL ACRES: | 0.52 | |
| TIER: | DEVELOPING | LOCATED ON: | APPROX. 900 FEET SOUTH OF THE INTERSECTION OF OAK GROVE ROAD AND MANOR HOUSE DRIVE. | |
| STREET ADDRESS: | 900 902 MANOR HOUSE DRIVE | APPLICANT: | OIERU, MICHAEL, W.F.C. FLAGSHIP, LLC. | |
| CITY: | | AGENT: | LANDTECH CORPORATION | |
| TAX MAP & GRID: | 076 C-3 | OWNER(S): | | |
| 200 SHEET: | 202SE12 | | | |
| LOTS: | 1 | UNITS ATTACHED: | 0 | |
| OUTLOTS: | 0 | UNITS DETACHED: | 2 | |
| PARCELS: | 0 | UNITS MULTIFAMILY: | 0 | |
| OUTPARCELS: | 0 | TOTAL UNITS: | 2 | |
| | | GROSS FLOOR AREA: | 0 | |

ADJACENT TOWN(S):

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|---------------------|--------------------|--------------------|---|-------|
| DSP-00013-03 | | TITLE: | BISHOP MCNAMARA HIGH SCHOOL, 3,740 SQUARE FOOT ADDITION TO SCHOOL CAFETERIA | |
| DATE ACCEPTED: | 11/21/2016 | ZONING | R-55 | 24.72 |
| PLANNING AREA: | 75A | with ACREAGE: | | |
| ELECTION DISTRICT: | 06 | TOTAL ACRES: | 24.72 | |
| TIER: | DEVELOPED | LOCATED ON: | 3,000 ' EAST OF INTERSECTION OF MARLBORO PIKE & REGENCY PARKWAY | |
| STREET ADDRESS: | 6800 MARLBORO PIKE | APPLICANT: | BROTHERS OF HOLY CROSS EASTERN PROVINCE | |
| CITY: | DISTRICT HEIGHTS | AGENT: | BOHLER ENGINEERING VA, LLC | |
| TAX MAP & GRID: | 081 D-3 | OWNER(S): | SAME AS APPLICANT | |
| 200 SHEET: | 204SE06 | | | |
| LOTS: | 0 | UNITS ATTACHED: | 0 | |
| OUTLOTS: | 0 | UNITS DETACHED: | 0 | |
| PARCELS: | 1 | UNITS MULTIFAMILY: | 0 | |
| OUTPARCELS: | 0 | TOTAL UNITS: | 0 | |
| | | GROSS FLOOR AREA: | 3,740 | |

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 07



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COUNCILMANIC DISTRICTS 07

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|--|--------------------|---|------|--|
| DSP-16026 | TITLE: | BELNOR SENIOR RESIDENCES, 122 UNIT APARTMENTS HOUSING FOR THE ELDERLY OR PHYSICALLY HANDICAPPED | | |
| DATE ACCEPTED: 11/14/2016 | ZONING | C-S-C | 4.72 | |
| PLANNING AREA: 76A | with ACREAGE: | D-D-O | 0.00 | |
| ELECTION DISTRICT: 06 | TOTAL ACRES: | | 4.72 | |
| TIER: DEVELOPED | LOCATED ON: | EAST SIDE OF ST. BARNABAS ROAD, NORTH OF BEDFORD WAY & SOUTH OF SILVER HILL ROAD | | |
| STREET ADDRESS: 3700 ST. BARNABAS ROAD | APPLICANT: | BELNOR SENIOR RESIDENCES, LLC | | |
| CITY: SUITLAND | AGENT: | SOLTESZ | | |
| TAX MAP & GRID: 088 C-2 | OWNER(S): | SAME AS APPLICANT | | |
| 200 SHEET: 205SE04 | | | | |
| LOTS: 0 | UNITS ATTACHED: | 0 | | |
| OUTLOTS: 0 | UNITS DETACHED: | 0 | | |
| PARCELS: 0 | UNITS MULTIFAMILY: | 122 | | |
| OUTPARCELS: 0 | TOTAL UNITS: | 122 | | |
| | GROSS FLOOR AREA: | 0 | | |

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 08

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|-------------------------------------|--------------------|---|-------|--|
| DSP-07073-06 | TITLE: | NATIONAL HARBOR, BELTWAY PARCEL 5, LOTS 1,2,3,5 & 6, PARCEL 5 - INTERIM PARKING LOT | | |
| DATE ACCEPTED: 11/2/2016 | ZONING | M-X-T | 49.47 | |
| PLANNING AREA: 80 | with ACREAGE: | | | |
| ELECTION DISTRICT: 12 | TOTAL ACRES: | | 49.47 | |
| TIER: DEVELOPING | LOCATED ON: | SOUTHWEST QUADRANT OF OXON HILL ROAD AND US 495/95 | | |
| STREET ADDRESS: 6601 OXON HILL ROAD | APPLICANT: | NATIONAL HARBOR BELTWAY PARCEL, LLC | | |
| CITY: OXON HILL | AGENT: | SOLTESZ | | |
| TAX MAP & GRID: 104 E-1 | OWNER(S): | | | |
| 200 SHEET: 209SE01 | | | | |
| LOTS: 0 | UNITS ATTACHED: | 0 | | |
| OUTLOTS: 0 | UNITS DETACHED: | 0 | | |
| PARCELS: 0 | UNITS MULTIFAMILY: | 891 | | |
| OUTPARCELS: 0 | TOTAL UNITS: | 891 | | |
| | GROSS FLOOR AREA: | 12,781 | | |

ADJACENT TOWN(S):



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS 08

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|------------------------------------|--------------------|---|------|--|
| CP-16000 | TITLE: | TANTALLON ON THE POTOMAC, LOT 4, BLOCK A, CONSTRUCTION OF A SINGLE-FAMILY DWELLING IN THE R-R ZONE AN | | |
| DATE ACCEPTED: 11/8/2016 | ZONING | L-D-O | 0.00 | |
| PLANNING AREA: 80 | with ACREAGE: | R-R | 0.43 | |
| ELECTION DISTRICT: 05 | TOTAL ACRES: | | 0.43 | |
| TIER: DEVELOPED | LOCATED ON: | APPROXIMATELY 200 FEET NORTH OF SWAN CREEK ROAD @ SOUTHWEST CORNER OF BRAEMER CIRCLE AND BRAEBURN DR | | |
| STREET ADDRESS: 817 BRAEBURN DRIVE | APPLICANT: | DHALWALA, CHANDLER S. | | |
| CITY: FORT WASHINGTON | AGENT: | RDA ENGINEERING COMPANY, INC. | | |
| TAX MAP & GRID: 131 D-2 | OWNER(S): | | | |
| 200 SHEET: 215SW01 | | | | |
| LOTS: 1 | 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 09

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|---------------------------|--------------------|---|--------|--|
| SDP-0320-04 | TITLE: | THE PRESERVES AT PISCATAWAY, DANVILLE ESTATES, REVISE ROADWAY FOR FUTURE CONNECTION TO ADJACENT PRO | | |
| DATE ACCEPTED: 11/21/2016 | ZONING | R-L | 145.95 | |
| PLANNING AREA: 84 | with ACREAGE: | | | |
| ELECTION DISTRICT: 05 | TOTAL ACRES: | | 145.95 | |
| TIER: DEVELOPING | LOCATED ON: | WEST SIDE OF DANVILLE ROAD, 4,000' SOUTHEAST OF IT'S INTER. W/ FLORAL PARK ROAD | | |
| STREET ADDRESS: | APPLICANT: | NVR MS CAVALIAR OAK CREEK LLC | | |
| CITY: | AGENT: | GUTSCHICK, LITTLE & WEBER, P.A | | |
| TAX MAP & GRID: 142 F-2 | OWNER(S): | SAME AS APPLICANT | | |
| 200 SHEET: 217SE03 | | | | |
| 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):



Development Activity Monitoring System
Monthly Report of Zoning Activity
NOVEMBER, 2016

COUNCILMANIC DISTRICTS

02

NCCFR9
 DATE ACCEPTED: 11/15/2016
 PLANNING AREA: 65
 ELECTION DISTRICT: 17
 TIER: DEVELOPED
 STREET ADDRESS: 6301 NEW HAMPSHIRE AVENUE
 CITY: CHILLUM
 TAX MAP & GRID: 040 F-2
 200 SHEET: 207NE01
 LOTS: 1 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 0 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 0
 GROSS FLOOR AREA: 0

TITLE: MCDONALD'S CHILLUM, CERTIFIED NCCF FAST FOOD RESTAURANT. A PARKING SPACE DEPARTURE REQUESTED IN CON
 ZONING C-S-C 0.54
 with ACREAGE:
 TOTAL ACREAGE: 0.54
 LOCATED ON: NE QUADRANT OF THE INTERS. OF NEW HAMPSHIRE AVE. & EASTERN AVE.
 APPLICANT: MCDONALD'S CORP.
 AGENT: GIBBS, EDWARD C.
 OWNER(S):

ADJACENT TOWN(S):

CNU 36515-20
 DATE ACCEPTED: 11/18/2016
 PLANNING AREA: 68
 ELECTION DISTRICT: 17
 TIER: DEVELOPED
 STREET ADDRESS: 6800 HIGHVIEW TERRACE
 CITY: HYATTSVILLE
 TAX MAP & GRID: 041 F-1
 200 SHEET: 208NE03
 LOTS: 0 UNITS ATTACHED: 0
 OUTLOTS: 0 UNITS DETACHED: 0
 PARCELS: 1 UNITS MULTIFAMILY: 0
 OUTPARCELS: 0 TOTAL UNITS: 0
 GROSS FLOOR AREA: 0

TITLE: HIGHVIEW TERRACE APARTMENT HOMES, CERTIFICATION OF EXISTING APARTMENTS AS A NON-CONFORMING USE.
 ZONING R-18 15.31
 with ACREAGE:
 TOTAL ACREAGE: 15.31
 LOCATED ON: 1.4 MILES TO INTERSECTION OF ADELPHI ROAD AND EAST WEST HIGHWAY
 APPLICANT: SOUTHERN MANAGEMENT CORPORATION
 AGENT: SAME
 OWNER(S):

ADJACENT TOWN(S):



Development Activity Monitoring System
Monthly Report of Zoning Activity
NOVEMBER, 2016

COUNCILMANIC DISTRICTS 02

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|------------------------------------|---|----------------|---|
| DATE ACCEPTED: | CNU 31036-20 11/18/2016 | TITLE: | CAMPUS GARDENS APARTMENT HOMES, CERTIFICATION OF EXISTING APARTMENTS AS A NON-CONFORMING USE. |
| PLANNING AREA: | 65 | ZONING | R-18 19.82 |
| ELECTION DISTRICT: | 17 | with ACREAGE: | |
| TIER: | DEVELOPED | | |
| STREET ADDRESS: | 2200 PHELPS ROAD #101 | TOTAL ACREAGE: | 19.82 |
| CITY: | HYATTSVILLE | LOCATED ON: | 350 METERS EAST OF THE INTERSECTION OF UNIVERSITY AVENUE AND RIGGS ROAD IN ADELPHI |
| TAX MAP & GRID: | 032 D-3 | | |
| 200 SHEET: | 209NE02 | APPLICANT: | SOUTHERN MANAGEMENT CORPORATION |
| LOTS: 0 | UNITS ATTACHED: 0 | AGENT: | SAME |
| OUTLOTS: 0 | UNITS DETACHED: 0 | OWNER(S): | |
| PARCELS: 1 | UNITS MULTIFAMILY: 0 | | |
| OUTPARCELS: 0 | TOTAL UNITS: 0 | | |
| | GROSS FLOOR AREA: 0 | | |

ADJACENT TOWN(S):

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| DATE ACCEPTED: | CNU 31031-20 11/21/2016 | TITLE: | UNIVERSITY GARDENS APARTMENT HOMES, CERTIFICATION OF EXISTING APARTMENTS AS A NON-CONFORMING USE. |
| PLANNING AREA: | 65 | ZONING | R-18 15.61 |
| ELECTION DISTRICT: | 17 | with ACREAGE: | |
| TIER: | DEVELOPED | | |
| STREET ADDRESS: | 1801 JASMINE TERRACE #106 | TOTAL ACREAGE: | 15.61 |
| CITY: | HYATTSVILLE | LOCATED ON: | 0.2MILES TO INTERSECTION OF UNIVERSITY BOULEVARD AND RIGGS ROAD |
| TAX MAP & GRID: | 032 C-2 | | |
| 200 SHEET: | 209NE02 | APPLICANT: | SOUTHERN MANAGEMENT CORPORATION |
| LOTS: 0 | UNITS ATTACHED: 0 | AGENT: | SAME |
| OUTLOTS: 0 | UNITS DETACHED: 0 | OWNER(S): | |
| PARCELS: 0 | UNITS MULTIFAMILY: 0 | | |
| OUTPARCELS: 0 | TOTAL UNITS: 0 | | |
| | GROSS FLOOR AREA: 0 | | |

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS 03



Development Activity Monitoring System
Monthly Report of Zoning Activity
NOVEMBER, 2016

COUNCILMANIC DISTRICTS **07**

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|------------------------------------|---|-----------------------|--|
| SE-4783 | | TITLE: | CHUCK'S USED AUTO PARTS, REQUEST SPECIAL EXCEPTION FOR A VEHICLE SALVAGE YARD IN THE I-1 ZONE. |
| DATE ACCEPTED: | 11/9/2016 | ZONING | I-1 0.99 |
| PLANNING AREA: | 76A | with ACREAGE: | |
| ELECTION DISTRICT: | 06 | | |
| TIER: | DEVELOPED | | |
| STREET ADDRESS: | 4743 CLIFTON ROAD | TOTAL ACREAGE: | 0.99 |
| CITY: | TEMPLE HILLS | LOCATED ON: | WEST SIDE OF CLIFTON ROAD, APPROXIMATELY 688 FEET SOUTH OF SAINT BARNABAS ROAD. |
| TAX MAP & GRID: | 088 B-4 | | |
| 200 SHEET: | 206SE04 | APPLICANT: | CC CLIFTON ROAD, LLC. |
| LOTS: 0 | UNITS ATTACHED: 0 | AGENT: | O'MALLEY,MILES,NYLEN & GILMORE |
| OUTLOTS: 0 | UNITS DETACHED: 0 | OWNER(S): | |
| PARCELS: 1 | UNITS MULTIFAMILY: 0 | | |
| OUTPARCELS: 0 | TOTAL UNITS: 0 | | |
| | GROSS FLOOR AREA: 0 | | |

ADJACENT TOWN(S):

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|------------------------------------|---|-----------------------|--|
| CNU 35139-20 | | TITLE: | PENN SOUTHERN APARTMENT HOMES, CERTIFICATION OF EXISTING APARTMENTS AS A NON-CONFORMING USE. |
| DATE ACCEPTED: | 11/21/2016 | ZONING | R-T 13.94 |
| PLANNING AREA: | 75A | with ACREAGE: | |
| ELECTION DISTRICT: | 06 | | |
| TIER: | DEVELOPED | | |
| STREET ADDRESS: | 4107 SOUTHERN AVENUE | TOTAL ACREAGE: | 13.94 |
| CITY: | CAPITOL HEIGHTS | LOCATED ON: | 0.3 MILES TO INTERSECTION OF SOUTHERN AVENUE AND PENNSYLVANIA AVENUE. |
| TAX MAP & GRID: | 080 B-1 | | |
| 200 SHEET: | 203SE04 | APPLICANT: | SOUTHERN MANAGEMENT CORPORATION |
| LOTS: 0 | UNITS ATTACHED: 0 | AGENT: | SAME |
| OUTLOTS: 0 | UNITS DETACHED: 0 | OWNER(S): | |
| PARCELS: 1 | UNITS MULTIFAMILY: 0 | | |
| OUTPARCELS: 0 | TOTAL UNITS: 0 | | |
| | GROSS FLOOR AREA: 0 | | |

ADJACENT TOWN(S):

COUNCILMANIC DISTRICTS **09**



Development Activity Monitoring System
Monthly Report of Zoning Activity
NOVEMBER, 2016

COUNCILMANIC DISTRICTS

09

| | | | |
|--------------------|-------------------------------|----------------|--|
| DATE ACCEPTED: | SE-4790 11/18/2016 | TITLE: | AGGREGATE INDUSTRIES; SAND & GRAVEL WET PROCESSING, SAND AND GRAVEL WET PROCESSING; REQUEST TO EXTEN |
| PLANNING AREA: | 85A | ZONING | R-A 82.84 |
| ELECTION DISTRICT: | 11 | with ACREAGE: | |
| TIER: | RURAL | | |
| STREET ADDRESS: | 5601 ACCOKEEK ROAD | TOTAL ACREAGE: | 82.84 |
| CITY: | BRANDYWINE | LOCATED ON: | SOUTHWEST CORNER OF THE INTERSECTION OF ACCOKEEK AND MCKENDREE ROADS. |
| TAX MAP & GRID: | 154 A-3 | | |
| 200 SHEET: | 220SE05 | APPLICANT: | AGGREGATE INDUSTRIES |
| LOTS: 0 | UNITS ATTACHED: 0 | AGENT: | MCNAMEE HOSEA |
| OUTLOTS: 0 | UNITS DETACHED: 0 | OWNER(S): | |
| PARCELS: 1 | UNITS MULTIFAMILY: 0 | | |
| OUTPARCELS: 0 | TOTAL UNITS: 0 | | |
| | GROSS FLOOR AREA: 0 | | |

ADJACENT TOWN(S):
