



Development Activity Monitoring System
Monthly Report of CBCA Activity
JUNE, 2020

COUNCILMANIC DISTRICTS

05

CP-06007-05	TITLE:	EDMONDS SUBDIVISION, RECYCLE ONE, REVISION TO ADD CROSSWALK STRIPING, ADA RAMPS AND SWM STRUCTURES TO THE SITE
DATE ACCEPTED: 6/2/2020		
PLANNING AREA: 69		
ELECTION DISTRICT: 02		
POLICE DISTRICT: 1	ZONING	I-2 2.82
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER: DEVELOPED		
STREET ADDRESS: 4700 LAWRENCE STREET		
CITY: HYATTSVILLE	TOTAL ACRES:	2.82
TAX MAP & GRID: 058 D-1	LOCATED ON:	634 FEET WEST OF THE INTERSECTION OF LAWRENCE STREET AND KENILWORTH AVE
200 SHEET: 204NE04		
LOTS: 1 UNITS ATTACHED: 0		
OUTLOTS: 0 UNITS DETACHED: 0		
PARCELS: 0 UNITS MULTIFAMILY: 0	APPLICANT:	WB, LLC
OUTPARCELS: 0 TOTAL UNITS: 0	AGENT:	BEN DYER ASSOCIATES, INC
GROSS FLOOR AREA: 0	OWNER(S):	

ADJACENT TOWN(S):

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Development Activity Monitoring System
Monthly Report of Subdivision Activity
JUNE, 2020

COUNCILMANIC DISTRICTS

01

PRELIM NO:	4-19045	TITLE:	10640 GROSS LANE, TWO LOTS FOR SINGLE-FAMILY DETACHED DEVELOPMENT.	
DATE ACCEPTED:	6/16/2020			
PLANNING AREA:	62			
ELECTION DISTRICT:	01			
POLICE DISTRICT:	6	ZONING	R-R	0.99
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	10640 GROSS LANE			
CITY:	BELTSVILLE	TOTAL ACRES:		0.99
TAX MAP & GRID:	013 F-4	LOCATED ON:	SE INTERSECTION OF ODELL ROAD AND GROSS LANE	
200 SHEET:	215NE07			
LOTS:	2	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED:		2
PARCELS:	0	UNITS MULTIFAMILY:		0
OUTPARCELS:	0	TOTAL UNITS:		2
		GROSS FLOOR AREA:		0
		APPLICANT:	ALLEN ROY BUILDERS II, INC.	
		AGENT:	DEWBERRY	
		OWNER(S):	ADEM BUYUKACAR, ET.AL	

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS 03

DSP-19054		TITLE:	THE HUB AT COLLEGE PARK, MIXED USE BUILDING WITH 161 MULTIFAMILY DWELLING UNITS AND 1,022 SQUARE FEET OF COMMERCIAL SPACE.	
DATE ACCEPTED:	6/9/2020			
PLANNING AREA:	66			
ELECTION DISTRICT:	21			
POLICE DISTRICT:	1	ZONING	D-D-O	0.00
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	M-U-I	0.72
TIER:	DEVELOPED			
STREET ADDRESS:				
CITY:				
TAX MAP & GRID:	033 C-3	TOTAL ACRES:	0.72	
200 SHEET:	209NE04	LOCATED ON:	LOCATED ON THE NORTH SIDE OF KNOX ROAD APPROXIMATELY 200 FEET EAST OF ITS INTERSECTION WITH GUILFORD DRIVE	
LOTS:	6	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	161	
OUTPARCELS:	0	TOTAL UNITS:	161	
		GROSS FLOOR AREA:	3,484	
		APPLICANT:	CORE CAMPUS MANAGER, LLC	
		AGENT:	MCNAMEE & HOSEA	
		OWNER(S):	KNOX MD, LLC	

ADJACENT TOWN(S): COLLEGE PARK, HYATTSVILLE, UNIVERSITY PARK, RIVERDALE PARK

COUNCILMANIC DISTRICTS 04



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS

04

DATE ACCEPTED:	SDP-0007-03 6/1/2020	TITLE:	AMAZON.COM SERVICES, WAREHOUSE AND DISTRIBUTION FACILITY; INCREASE IN LAND AREA COVERED BY PAVEMENT FOR PARKING, LOADING, AND CIRCULATION.
PLANNING AREA:	74A		
ELECTION DISTRICT:	07		
POLICE DISTRICT:	2	ZONING	E-I-A 28.01
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	1000 PRINCE GEORGE'S BOULEVARD		
CITY:	UPPER MARLBORO	TOTAL ACRES:	28.01
TAX MAP & GRID:	077 D-3	LOCATED ON:	LOCATED APPROXIMATELY 600 FEET TO THE WEST OF THE INTERSECTION OF US 301 (CRAIN HIGHWAY) AND QUEENS COURT
200 SHEET:	202SE14		
LOTS:	1 UNITS ATTACHED: 0		
OUTLOTS:	0 UNITS DETACHED: 0		
PARCELS:	0 UNITS MULTIFAMILY: 0	APPLICANT:	AMAZON.COM SERVICES, LLC.
OUTPARCELS:	0 TOTAL UNITS: 0	AGENT:	LINOWES AND BLOCHER, LLP
	GROSS FLOOR AREA: 290,225	OWNER(S):	
ADJACENT TOWN(S):	UPPER MARLBORO		



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COUNCILMANIC DISTRICTS

04

DSP-20021		TITLE:	POTOMAC ENERGY HOLDINGS, GAS STATION WITH FOOD AND BEVERAGE AND CAR WASH
DATE ACCEPTED:	6/17/2020		
PLANNING AREA:	70		
ELECTION DISTRICT:	14		
POLICE DISTRICT:	2	ZONING	I-1 0.90
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	10000 GREENBELT ROAD		
CITY:	GREENBELT	TOTAL ACRES:	0.90
TAX MAP & GRID:	035 F-2	LOCATED ON:	LOCATED ON THE NORTH SIDE OF GREENBELT ROAD AT ITS INTERSECTION WITH AEROSPACE DRIVE
200 SHEET:	210NE09		
LOTS:	0 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED:		0
PARCELS:	1 UNITS MULTIFAMILY:	APPLICANT:	POTOMAC ENERGY HOLDINGS
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	Mcnamee & HOSEA
	GROSS FLOOR AREA:	OWNER(S):	
	0		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS 04

DSP-19045		TITLE:	ROYAL FARMS GREENBELT, DEVELOPMENT OF A 4,649 SQ FT FOOD & BEVERAGE STORE, A GAS STATION, AND A SEPARATE 4,368 SQ FT COMMERCIAL BUILDING
DATE ACCEPTED:	6/16/2020		
PLANNING AREA:	67		
ELECTION DISTRICT:	21		
POLICE DISTRICT:	4	ZONING	C-O 4.07
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:			
CITY:		TOTAL ACRES:	4.07
TAX MAP & GRID:	034 D-1	LOCATED ON:	LOCATED ON THE NORTH SIDE OF GREENBELT ROAD, APPROXIMATELY 635 FEET EAST OF ITS INTERSECTION WITH WALKER DRIVE
200 SHEET:	210NE06		
LOTS:	1 UNITS ATTACHED:		0
OUTLOTS:	0 UNITS DETACHED:		0
PARCELS:	0 UNITS MULTIFAMILY:	APPLICANT:	ROYAL FARMS GREENBELT, LLC
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	DEWBERRY
	GROSS FLOOR AREA:	OWNER(S):	ROYAL FARMS GREENBELT, LLC
	9,017		
ADJACENT TOWN(S):	GREENBELT, BERWYN HEIGHTS		

COUNCILMANIC DISTRICTS 06



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS

06

SDP-1302-05	TITLE:	PARKSIDE, LAYOUT REVISIONS TO SECTION 5 AND 6 TO REFLECT DIFFERENT SINGLE-FAMILY ATTACHED LOT SIZES.	
DATE ACCEPTED: 6/15/2020			
PLANNING AREA: 78			
ELECTION DISTRICT: 15			
POLICE DISTRICT: 2	ZONING	R-M	150.49
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER: DEVELOPING			
STREET ADDRESS: 4412 MELWOOD ROAD			
CITY:	TOTAL ACRES:		150.49
TAX MAP & GRID: 090 E-1	LOCATED ON:	LOCATED ON BOTH SIDES OF MELWOOD ROAD, AT ITS INTERSECTION WITH MOORE'S WAY	
200 SHEET: 205SE08			
LOTS: 599	UNITS ATTACHED:		0
OUTLOTS: 0	UNITS DETACHED:		0
PARCELS: 98	UNITS MULTIFAMILY:		0
OUTPARCELS: 0	TOTAL UNITS:		0
	GROSS FLOOR AREA:		0
	APPLICANT:	SHF PROJECT OWNER, LLC	
	AGENT:	DEWBERRY	
	OWNER(S):		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS **06**

SDP-0308-H3		TITLE:	OAK CREEK, LOT 12, BLOCK A, ADDITION OF A SCREENED DECK	
DATE ACCEPTED:	6/23/2020			
PLANNING AREA:	74A			
ELECTION DISTRICT:	07			
POLICE DISTRICT:	2	ZONING	R-L	0.29
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	403 RIFTON			
CITY:		TOTAL ACRES:		0.29
TAX MAP & GRID:	069 A-1	LOCATED ON:	LOCATED ON THE WEST SIDE OF RIFTON COURT, APPROXIMATELY 400 FEET NORTH OF ITS INTERSECTION WITH MARY BOWIE PKWY	
200 SHEET:	201NE12			
LOTS:	1	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED:		0
PARCELS:	0	UNITS MULTIFAMILY:		0
OUTPARCELS:	0	TOTAL UNITS:		0
		GROSS FLOOR AREA:		0
		APPLICANT:	ABDUL RAZARK	
		AGENT:	FABION CONSTRUCTION	
		OWNER(S):	ABDUL RAZARK	

ADJACENT TOWN(S): BOWIE



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COUNCILMANIC DISTRICTS

06

DSP-19062		TITLE:	WESTPHALIA TOWN CENTER NORTH, DEVELOP 569 TOWNHOUSE DWELLING UNITS AND 60 SINGLE-FAMILY DWELLING UNITS WITHIN PHASE 4	
DATE ACCEPTED:	6/30/2020			
PLANNING AREA:	78			
ELECTION DISTRICT:	15			
POLICE DISTRICT:	8	ZONING	M-X-T	88.06
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	4500 MOORES WAY			
CITY:	UPPER MARLBORO	TOTAL ACRES:		88.06
TAX MAP & GRID:	090 E-4	LOCATED ON:	LOCATED ON THE SOUTH SIDE OF MELWOOD ROAD, APPROXIMATELY 2,500 FEET NORTH OF ROUTE 4 (PENNSYLVANIA AVENUE)	
200 SHEET:	206SE09			
LOTS:	629	UNITS ATTACHED:		569
OUTLOTS:	0	UNITS DETACHED:		60
PARCELS:	59	UNITS MULTIFAMILY:		0
OUTPARCELS:	0	TOTAL UNITS:		629
		GROSS FLOOR AREA:		0
		APPLICANT:	D.R. HORTON	
		AGENT:	RODGERS CONSULTING, INC.	
		OWNER(S):		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

06

DSP-17057-01		TITLE:	ROYAL FARMS #326, LIMITED AMENDMENT PROPOSING TO REDESIGN THE PYLON SIGN AND ADD PRICING INFORMATION	
DATE ACCEPTED:	6/25/2020			
PLANNING AREA:	78			
ELECTION DISTRICT:	15			
POLICE DISTRICT:	2	ZONING	M-X-T	8.98
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:				
CITY:				
TAX MAP & GRID:	101 B-1	TOTAL ACRES:	8.98	
200 SHEET:	207SE11	LOCATED ON:	WEST SIDE OF MARLBORO ROAD, APPROXIMATELY 365 FEET NORTH OF ITS INTERSECTION WITH OLD MARLBORO PIKE	
LOTS:	1	UNITS ATTACHED:	0	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	0	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	0	
		GROSS FLOOR AREA:	0	
		APPLICANT:	TWO FARMS, INC.	
		AGENT:	MCNAMEE & HOSEA	
		OWNER(S):	FORKS OF THE ROAD, LLC	
ADJACENT TOWN(S): UPPER MARLBORO				



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COUNCILMANIC DISTRICTS 06

DSP-04080-23	TITLE:	RITCHIE STATION MARKETPLACE, AMENDMENT TO CONSTRUCT A 55,009 SQUARE FOOT RETAIL STORE ON PARCELS 21 AND 22 AND VEHICLE DISPLAY AREA ON PARCEL 23.	
DATE ACCEPTED: 6/5/2020			
PLANNING AREA: 75A			
ELECTION DISTRICT: 15			
POLICE DISTRICT: 8	ZONING	C-S-C	120.35
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER: DEVELOPING			
STREET ADDRESS:			
CITY:	TOTAL ACRES:	120.35	
TAX MAP & GRID: 074 C-4	LOCATED ON:	WEST SIDE OF RITCHIE STATION COURT APPROXIMATELY 530 FEET SOUTH OF ITS INTERSECTION WITH RITCHIE MARLBORO ROAD	
200 SHEET: 203SE08			
LOTS: 0	UNITS ATTACHED:	0	
OUTLOTS: 0	UNITS DETACHED:	0	
PARCELS: 3	UNITS MULTIFAMILY:	0	APPLICANT: RITCHIE HILL, LLC
OUTPARCELS: 0	TOTAL UNITS:	0	AGENT: BEN DYER ASSOCIATES, INC
GROSS FLOOR AREA: 55,009	OWNER(S):	RITCHIE HILL, LLC	

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS 08



Development Activity Monitoring System
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JUNE, 2020

COUNCILMANIC DISTRICTS 08

DATE ACCEPTED:	AC-20008 6/9/2020	TITLE:	AUTOZONE OXON HILL STORE#6477, 4.2 REQUIREMENTS FOR LANDSCAPE STRIPS ALONG STREETS & 4.3 PARKING LOT REQUIREMENTS; SEE PAGES 41 AND 47 OF THE LANDSCAPE MANUAL
PLANNING AREA:	76B		
ELECTION DISTRICT:	12		
POLICE DISTRICT:	4	ZONING	C-S-C 1.75
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	6246 OXON HILL RD	TOTAL ACRES:	1.75
CITY:	OXON HILL	LOCATED ON:	SOUTH SIDE OF OXON HILL ROAD APPROXIMATELY 500 FT EAST OF ITS INTERSECTION WITH LIVINGSTON ROAD
TAX MAP & GRID:	096 B-4		
200 SHEET:	208SE02		
LOTS:	0 UNITS ATTACHED:		
	0		
OUTLOTS:	0 UNITS DETACHED:		
	0		
PARCELS:	0 UNITS MULTIFAMILY:	APPLICANT:	AUTOZONE DEVELOPMENT CORPORATION
	0	AGENT:	Mcnamee & HOSEA
OUTPARCELS:	0 TOTAL UNITS:	OWNER(S):	
	0		
	GROSS FLOOR AREA:		
	0		

ADJACENT TOWN(S):
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COUNCILMANIC DISTRICTS 09



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS

09

DSP-20022		TITLE:	WOODYARD STATION, INFRASTRUCTURE ONLY FOR THE INSTALLATION OF THE PUBLIC ROADS AND MASS GRADING OF THE SITE	
DATE ACCEPTED:	6/8/2020			
PLANNING AREA:	81A			
ELECTION DISTRICT:	09			
POLICE DISTRICT:	5	ZONING	M-X-T	21.82
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	8999 WOODYARD ROAD			
CITY:	CLINTON	TOTAL ACRES:		21.82
TAX MAP & GRID:	116 C-2	LOCATED ON:	LOCATED ON THE NORTH SIDE OF ROUTE 223 (WOODYARD ROAD), APPROXIMATELY 1,900 WEST OF MARYLAND ROUTE 5 (BRANCH AVENUE)	
200 SHEET:	211SE06			
LOTS:	0	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED:		0
PARCELS:	3	UNITS MULTIFAMILY:		0
OUTPARCELS:	0	TOTAL UNITS:		0
		GROSS FLOOR AREA:		0
		APPLICANT:	TAC WOODYARD, LLC	
		AGENT:	MORRIS & RITCHIE ASSOCIATES, INC.	
		OWNER(S):		

ADJACENT TOWN(S):

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Development Activity Monitoring System
Monthly Report of Zoning Activity
JUNE, 2020

COUNCILMANIC DISTRICTS **04**

DATE ACCEPTED:	DSDS-701	TITLE:	ROYAL FARMS GREENBELT, REQUEST FOR DEPARTURE FROM SIGN DESIGN STANDARDS
PLANNING AREA:	6/16/2020		
ELECTION DISTRICT:	67		
POLICE DISTRICT:	21	ZONING	C-O 4.07
GROWTH POLICY AREA:	1	with ACREAGE:	
TIER:	ESTABLISHED COMMUNITIES		
STREET ADDRESS:	DEVELOPED		
CITY:		TOTAL ACRES:	4.07
TAX MAP & GRID:	034 D-1	LOCATED ON:	LOCATED ON THE NORTH SIDE OF GREENBELT ROAD, APPROXIMATELY 635 FEET EAST OF ITS INTERSECTION WITH WALKER DRIVE
200 SHEET:	210NE06		
LOTS:	1	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED:	0
PARCELS:	0	UNITS MULTIFAMILY:	0
OUTPARCELS:	0	TOTAL UNITS:	0
	GROSS FLOOR AREA:	0	APPLICANT: ROYAL FARMS GREENBELT, LLC
		0	AGENT: DEWBERRY
		OWNER(S):	

ADJACENT TOWN(S):

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