



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

**DSP-05066-05**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 07/22/2020

THE SHOPPES AT DISTRICT HEIGHTS, CHICK FIL-A; EATING AND DRINKING ESTABLISHMENT WITH DRIVE THRU SERVICE

LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF MD 4 (PENNSYLVANIA AVENUE) AND SILVER HILL ROAD

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	081 A-3	200 SHEET:	204SE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	75A	COUNCILMANIC DISTRICT:	07
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	8	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	06	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

C-S-C 9.24 Acres  
Total: 9.24 Acres

**AUTHORITY:**

PLANNING DIRECTOR PENDING

**FEE(S):**

07/22/2020 \$1,000.00 (Application Fee)  
\$1,000.00

**APPLICANT**

CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GA 30349

**AGENT**

BOHLER ENGINEERING  
16701 MELFORD BLVD, SUITE #310  
BOWIE, MD 20715  
301-809-4500

**OWNER(S)**

DISTRICT HEIGHTS SHOPPING CENTER, LLC; 500 NORTH BROADWAY, SUITE 301; Jericho, NY 11753

Assigned Reviewer: BYNUM, ANGELE



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

**DSP-16059-02**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 07/22/2020

GLENARDEN REDEVELOPMENT; ADDITIONAL SIGNS AND DUMPSTER ENCLOSURE

NORTHWEST QUADRANT OF THE INTERSECTION OF BRIGHTSEAT ROAD AND EVARTS STREET

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	060 B-2	200 SHEET:	204NE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	72	COUNCILMANIC DISTRICT:	05
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	3	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	13	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

M-X-T            27.37 Acres  
Total:            **27.37** Acres

**AUTHORITY:**

PLANNING DIRECTOR    PENDING

**FEE(S):**

07/22/2020    \$1,000.00 (Application Fee)  
\$1,000.00

**APPLICANT**

PENNROSE PROPERTIES  
575 SOUTH CHARLES STREET, SUITE 140  
BALTIMORE, MD            21201

**AGENT**

BEN DYER ASSOCIATES, INC  
11721 WOODMORE ROAD, SUITE #200  
BOWIE, MD            20721  
301-430-2000  
dmichael@BENDYER.COM

**OWNER(S)**

PENNROSE PROPERTIES, LLC; 575 SOUTH CHARLES STREET, SUITE 140; Baltimore, MD 21201

Assigned Reviewer: HURLBUTT, JEREMY



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

**MR-2017F**  
ACCEPTED: 07/24/2020

ACCEPTED IN SPECIFIED RANGE  
ST. BARNABAS SOLAR PROJECT PHASE 2; PHASE 2 IS PROPOSED TO INCORPORATE ADDITIONAL SPACE FOR PANELS TO THE NORTHWEST CORNER OF THE PHASE 1 SOLAR SITE. REMOVE THREE (3) ADDITIONAL TREES, TWO (2) OF WHICH ARE CURRENTLY 5203 ST BARNABAS ROAD TEMPLE HILLS

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 096 F-1	200 SHEET: 207SE03
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 76A	COUNCILMANIC DISTRICT: 07
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 4	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT: 12	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)		

APA: N/A

**ZONING:**

R-R 26.00 Acres  
Total: **26.00** Acres

**AUTHORITY:**

PLANNING BOARD SCHEDULED 09/17/2020

**APPLICANT**

AMERESCO, INC.  
101 CONSTITUTION AVENUE, N.W.  
WASHINGTON, DC 20001  
2023452563  
benjamin.levy@roundtripenergy.com

**AGENT**

ROUND TRIP ENERGY  
101 CONSTITUTION AVE NW  
WASHINGTON, DC 20001

**OWNER(S)**

THE VESTRY OF ST BARNABAS EPISCOPAL CHURCH; 5203 ST BARNABAS ROAD; Temple Hills, MD 20748

Assigned Reviewer: NA



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

**SDP-1302-08**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 07/24/2020

PARKSIDE; ADDITION OF RESIDENTIAL ARCHITECTURE FOR DAN RYAN BUILDERS

4412 MELWOOD ROAD UPPER MARLBORO

599 LOTS	19 UNITS DETACHED	TAX MAP & GRID:	090 E-3	200 SHEET:	206SE08
0 OUTLOTS	580 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
98 PARCELS	86 UNITS MULTIFAMILY	POLICE DISTRICT:	8	TIER:	DEVELOPING
0 OUTPARCELS	685 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

R-M 150.49 Acres  
 Total: **150.49** Acres

**AUTHORITY:**

PLANNING BOARD

PENDING

**FEE(S):**

10/29/2020 \$180.00 (Sign Posting Fee)  
 \$2,012.00 (Application Fee)  
 \$2,192.00

**APPLICANT**

DAN RYAN BULIDERS  
 2101 GAITHER ROAD, SUITE 200  
 ROCKVILLE, MD 20850  
 240-420-6050

**AGENT**

DEWBERRY  
 4601 FORBES BLVD., SUITE 300  
 LANHAM, MD 20706

Assigned Reviewer: BISHOP, ANDREW



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

**CSP-19001** APPROVED IN SPECIFIED RANGE  
ACCEPTED: 05/18/2020 MARLBORO GATEWAY; A MIXED-USE PROJECT CONSISTING OF 100-265 MULTIFAMILY DWELLING UNITS, 1,200-75,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE AND 5,000-30,000 SQUARE FEET OF OFFICE. LOCATED ON THE NORTH SIDE OF MD 725 (MARLBORO PIKE) AND THE WEST SIDE OF US 301 (CRAIN HIGHWAY)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	093 A-4	200 SHEET:	206SE13
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	79	COUNCILMANIC DISTRICT:	06
9 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	03	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

M-X-T 20.98 Acres  
Total: **20.98** Acres

**AUTHORITY:**

PLANNING BOARD  
SDRC MEETING

APPROVED 07/23/2020  
SCHEDULED 05/29/2020

**FEE(S):**

\$120.00 (Sign Posting Fee)  
\$2,641.40 (Application Fee)  
\$2,761.40

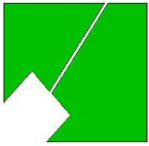
**APPLICANT**

GREEN CENTURY PARTNERS, LLC.  
7419 BALTIMORE ANNAPOLIS BOULEVARD  
GLEN BURNIE, MD 21061  
410-760-5000

**AGENT**

RODGERS CONSULTING, INC.  
1101 MERCANTILE LANE, SUITE 280  
UPPER MARLBORO, MD 20774  
301-984-4700

Assigned Reviewer: ZHANG, HENRY



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

**DSP-01047-04**

APPROVED IN SPECIFIED RANGE

ACCEPTED: 05/21/2020

GATEWAY CENTER, IKEA CENTRE; ADDITION OF CARPORT-MOUNTED SOLAR PANELS

NORTHWEST CORNER OF ROUTE 1 (BALTIMORE AVENUE) AND I-495 (CAPITAL BELTWAY)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	018 D-4	200 SHEET:	212NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	01
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	01	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

M-X-T      24.36 Acres  
 Total:      **24.36** Acres

**AUTHORITY:**

PLANNING DIRECTOR    APPROVED      07/22/2020  
 STAFF                    PLAN CERTIFIED    07/22/2020

**FEE(S):**

\$2,000.00 (Filing Fee)  
 \$2,000.00

**APPLICANT**

IKEA PROPERTY  
 1 RIVER ROAD  
 SCHENECTADY, NY      12345

**AGENT**

BOHLER ENGINEERING  
 16701 MELFORD BLVD, SUITE #310  
 BOWIE, MD                    20715  
 301-809-4500

Assigned Reviewer: BYNUM, ANGELE



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

**DSP-17057-01**

APPROVED IN SPECIFIED RANGE

ACCEPTED: 06/25/2020

ROYAL FARMS #326; LIMITED AMENDMENT PROPOSING TO REDESIGN THE PYLON SIGN AND ADD PRICING INFORMATION

WEST SIDE OF MARLBORO ROAD, APPROXIMATELY 365 FEET NORTH OF ITS INTERSECTION WITH OLD MARLBORO PIKE

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	101 B-1	200 SHEET:	207SE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	15	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

M-X-T 8.98 Acres  
Total: 8.98 Acres

**AUTHORITY:**

PLANNING DIRECTOR  
STAFF

APPROVED  
PLAN CERTIFIED

07/22/2020  
07/22/2020

**FEE(S):**

\$2,000.00 (Application Fee)  
\$2,000.00

**APPLICANT**

TWO FARMS, INC.  
3611 ROLAND AVENUE  
BALTIMORE, MD 21211

**AGENT**

MCNAMEE & HOSEA  
5411 IVY LANE, #200  
GREENBELT, MD 20770

@MHLAWYERS.COM

**OWNER(S)**

FORKS OF THE ROAD, LLC; P.O. BOX 309; Upper Marlboro, MD 20773

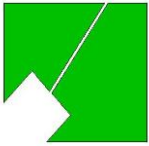
Assigned Reviewer: BISHOP, ANDREW

**SDP-0007-03**

APPROVED IN SPECIFIED RANGE

ACCEPTED: 06/01/2020

AMAZON.COM SERVICES; WAREHOUSE AND DISTRIBUTION FACILITY; INCREASE IN LAND AREA COVERED BY PAVEMENT FOR PARKING, LOADING, AND CIRCULATION.



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

1000 PRINCE GEORGE'S BOULEVARD UPPER MARLBORO

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	077 D-3	200 SHEET:	202SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
290,225 GROSS FLOOR AREA (SQ FT)					

APA: N/A

**ZONING:**

E-I-A 28.01 Acres  
 Total: **28.01** Acres

**AUTHORITY:**

PLANNING BOARD  
 SDRC MEETING

APPROVED 07/23/2020  
 SCHEDULED 06/12/2020

**FEE(S):**

\$180.00 (Sign Posting Fee)  
 \$2,852.00 (Filing Fee)  
 \$3,032.00

**APPLICANT**

AMAZON.COM SERVICES, LLC.  
 410 TERRY AVENUE NORTH  
 SEATTLE, WA 98109

**AGENT**

LINOWES AND BLOCHER, LLP  
 7200 WISCONSIN AVENUE, SUITE #800  
 BETHESDA, MD 20814  
 301-961-5174

Assigned Reviewer: BURKE, THOMAS

**SDP-0308-H3**

ACCEPTED: 06/23/2020

APPROVED IN SPECIFIED RANGE  
 OAK CREEK CLUB, LOT 12, BLOCK A; ADDITION OF A SCREENED DECK

LOCATED ON THE WEST SIDE OF RIFTON COURT, APPROXIMATELY 400 FEET NORTH OF ITS INTERSECTION WITH MARY BOWIE PKWY





**Development Review Applications - Process Monitoring**

07/27/2020

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1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	069 A-1	200 SHEET:	201NE12
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	06
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

R-L 0.29 Acres  
 Total: **0.29** Acres

**AUTHORITY:**

PLANNING DIRECTOR APPROVED 07/24/2020  
 STAFF PLAN CERTIFIED 07/24/2020

**FEE(S):**

\$50.00 (Application Fee)  
 \$50.00

**APPLICANT**

ABDUL RAZARK  
 403 RIFTON COURT  
 UPPER MARLBORO, MD 20774

**AGENT**

FABION CONSTRUCTION  
 1400 MERCANTILE LANE, SUITE 240A  
 UPPER MARLBORO, MD 20774

**OWNER(S)**

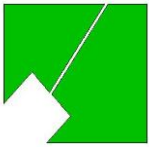
ABDUL RAZARK; 403 RIFTON COURT; Upper Marlboro, MD 20774

Assigned Reviewer: BYNUM, ANGELE

**SDP-8509-04**

ACCEPTED: 04/13/2020

APPROVED IN SPECIFIED RANGE  
 COLLINGTON CENTER (NAHB), LOT 7 BLOCK A; REVISE THE PROPERTY LINE PER THE LOT LINE ADJUSTMENT AND  
 INCLUDE A CONCRETE PAD ALONG WITH TWO 48' X 8' X' 14' TEST HUTS AND INSTALL A NEW ROLLING DOOR  
 400 450 PRINCE GEORGE'S BOULEVARD UPPER MARLBORO



**Development Review Applications - Process Monitoring**

07/27/2020

**Cases Accepted or Approved between: 7/20/2020 and 7/26/2020**

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	077 D-1	200 SHEET:	201SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	74A	COUNCILMANIC DISTRICT:	04
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	4	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	07	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

E-I-A	20.08 Acres
<b>Total:</b>	<b>20.08 Acres</b>

**AUTHORITY:**

PLANNING DIRECTOR	APPROVED	07/20/2020
STAFF	PLAN CERTIFIED	07/20/2020

**FEE(S):**

\$2,000.00 (Application Fee)
\$2,000.00

**APPLICANT**

NAHB RESEARCH CENTER  
400 PRINCE GEORGE'S BOULEVARD  
UPPER MARLBORO, MD 20774  
301-430-6315

**AGENT**

BEN DYER ASSOCIATES, INC  
11721 WOODMORE ROAD, SUITE #200  
BOWIE, MD 20721  
301-430-2000  
dmichael@BENDYER.COM

Assigned Reviewer: BISHOP, ANDREW