



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

COUNCILMANIC DISTRICTS

08

CP-20002	TITLE:	10400 LIVINGSTON ROAD, GARCIA PROPERTY, ADDITION TO AN EXISTING SINGLE FAMILY DWELLING, DRIVEWAY RELOCATION AND VALIDATION OF WOODLAND CLEARING IN CBCA.		
DATE ACCEPTED: 7/2/2020				
PLANNING AREA: 80				
ELECTION DISTRICT: 05				
POLICE DISTRICT: 6	ZONING	R-C-O	0.00	
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREA	with ACREAGE:	R-E	2.01	
TIER: RURAL				
STREET ADDRESS: 10400 LIVINGSTON ROAD				
CITY: FORT WASHINGTON	TOTAL ACRES:		2.01	
TAX MAP & GRID: 122 F-2	LOCATED ON:	ON THE WEST SIDE OF LIVINGSTON ROAD APPROXIMATELY 2,000 FEET NORTH OF FORT WASHINGTON ROAD		
200 SHEET: 213SE01				
LOTS: 0	UNITS ATTACHED:	0		
OUTLOTS: 0	UNITS DETACHED:	1		
PARCELS: 1	UNITS MULTIFAMILY:	0		
OUTPARCELS: 0	TOTAL UNITS:	1		
	GROSS FLOOR AREA:	0		
	APPLICANT:	ROMENY GARCIA		
	AGENT:	JM FORESTRY SERVICES, LLC		
	OWNER(S):			

ADJACENT TOWN(S):

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

COUNCILMANIC DISTRICTS

09

PRELIM NO:	4-20002	TITLE:	DOBSON RIDGE, 196 LOTS AND 14 PARCELS FOR SINGLE-FAMILY ATTACHED DEVELOPMENT	
DATE ACCEPTED:	7/9/2020			
PLANNING AREA:	85A			
ELECTION DISTRICT:	11			
POLICE DISTRICT:	7	ZONING	R-T	80.94
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:				
CITY:	UPPER MARLBORO	TOTAL ACRES:	80.94	
TAX MAP & GRID:	164 F-2	LOCATED ON:	SOUTH SIDE OF MCKENDREE ROAD WEST OF MD 301 ROBERT CRAIN HIGHWAY	
200 SHEET:	221SE07			
LOTS:	196	UNITS ATTACHED:	196	
OUTLOTS:	0	UNITS DETACHED:	0	
PARCELS:	14	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	196	
	GROSS FLOOR AREA:	0		
		APPLICANT:	D.R. HORTON, INC.	
		AGENT:	RODGERS CONSULTING, INC.	
		OWNER(S):	WALTON MARYLAND	

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

09

PRELIM NO:	4-19024	TITLE:	CALM RETREAT, 422 LOTS AND 49 PARCELS FOR SINGLE-FAMILY ATTACHED, TWO-FAMILY ATTACHED AND 20,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT	
DATE ACCEPTED:	7/2/2020			
PLANNING AREA:	85A			
ELECTION DISTRICT:	11			
POLICE DISTRICT:	7	ZONING	M-X-T	71.94
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	15111 SW CRAIN HWY			
CITY:	BRANDYWINE	TOTAL ACRES:		71.94
TAX MAP & GRID:	154 F-2	LOCATED ON:	ON THE SOUTHBOUND SIDE OF US 301 (CRAIN HIGHWAY)	
200 SHEET:	219SE07			
LOTS:	422	UNITS ATTACHED:		572
OUTLOTS:	0	UNITS DETACHED:		0
PARCELS:	49	UNITS MULTIFAMILY:		0
OUTPARCELS:	0	TOTAL UNITS:		572
		GROSS FLOOR AREA:		20,000
		APPLICANT:	CALM RETREAT, LLC	
		AGENT:	RODGERS CONSULTING, INC.	
		OWNER(S):		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

05

	DSP-16059-02		TITLE:	GLENARDEN REDEVELOPMENT, ADDITIONAL SIGNS AND DUMPSTER ENCLOSURE	
DATE ACCEPTED:	7/22/2020				
PLANNING AREA:	72				
ELECTION DISTRICT:	13				
POLICE DISTRICT:	3		ZONING	M-X-T	27.37
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES		with ACREAGE:		
TIER:	DEVELOPED				
STREET ADDRESS:					
CITY:			TOTAL ACRES:		27.37
TAX MAP & GRID:	060 B-2		LOCATED ON:	NORTHWEST QUADRANT OF THE INTERSECTION OF BRIGHTSEAT ROAD AND EVARTS STREET	
200 SHEET:	204NE07				
LOTS:	0	UNITS ATTACHED:			0
OUTLOTS:	0	UNITS DETACHED:			0
PARCELS:	0	UNITS MULTIFAMILY:		APPLICANT:	PENNROSE PROPERTIES
OUTPARCELS:	0	TOTAL UNITS:		AGENT:	BEN DYER ASSOCIATES, INC
		GROSS FLOOR AREA:		OWNER(S):	PENNROSE PROPERTIES, LLC
ADJACENT TOWN(S):	GLENARDEN				



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COUNCILMANIC DISTRICTS

06

SDP-8949-H3		TITLE:	KING'S GRANT, LOT 39 BLOCK D, REQUEST FOR APPROVAL OF A 14 X 20 SCREENED PORCH	
DATE ACCEPTED:	7/30/2020			
PLANNING AREA:	79			
ELECTION DISTRICT:	15			
POLICE DISTRICT:	2	ZONING	R-S	0.25
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:				
CITY:		TOTAL ACRES:		0.25
TAX MAP & GRID:	091 F-4	LOCATED ON:	EAST SIDE OF ROCKDALE LANE, APPROXIMATELY 155 FEET NORTH OF ITS INTERSECTION WITH ALAMANCE WAY	
200 SHEET:	206SE11			
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:	MICHELLE CLANCY	
		AGENT:	APPLIED AND APPROVED	
		OWNER(S):	DAWN AND ANDRE STEPP	

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

06

SDP-1302-08		TITLE:	PARKSIDE, ADDITION OF RESIDENTIAL ARCHITECTURE FOR DAN RYAN BUILDERS	
DATE ACCEPTED:	7/24/2020			
PLANNING AREA:	78			
ELECTION DISTRICT:	15			
POLICE DISTRICT:	8	ZONING	R-M	150.49
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	4412 MELWOOD ROAD			
CITY:	UPPER MARLBORO	TOTAL ACRES:		150.49
TAX MAP & GRID:	090 E-3	LOCATED ON:	LOCATED ON BOTH SIDES OF MELWOOD ROAD, AT ITS INTERSECTION WITH MOORES WAY	
200 SHEET:	206SE08			
LOTS:	599	UNITS ATTACHED:		580
OUTLOTS:	0	UNITS DETACHED:		19
PARCELS:	98	UNITS MULTIFAMILY:		86
OUTPARCELS:	0	TOTAL UNITS:		685
		GROSS FLOOR AREA:		0
		APPLICANT:	DAN RYAN BULIDERS	
		AGENT:	DEWBERRY	
		OWNER(S):		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

06

	SDP-1302-07		TITLE:	PARKSIDE, ADDITION OF RESIDENTIAL ARCHITECTURE FOR HAVERFORD HOMES	
DATE ACCEPTED:	7/27/2020				
PLANNING AREA:	78				
ELECTION DISTRICT:	15				
POLICE DISTRICT:	8		ZONING	R-M	150.49
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES		with ACREAGE:		
TIER:	DEVELOPING				
STREET ADDRESS:	4412 MELWOOD ROAD				
CITY:	UPPER MARLBORO		TOTAL ACRES:	150.49	
TAX MAP & GRID:	090 E-3		LOCATED ON:	LOCATED ON BOTH SIDES OF EXISTING MELWOOD ROAD, AT IT'S INTERSECTION WITH MOORE'S WAY	
200 SHEET:	206SE08				
LOTS:	599	UNITS ATTACHED:	580		
OUTLOTS:	0	UNITS DETACHED:	19		
PARCELS:	98	UNITS MULTIFAMILY:	86	APPLICANT:	HWR, LLC
OUTPARCELS:	0	TOTAL UNITS:	685	AGENT:	DEWBERRY
		GROSS FLOOR AREA:	0	OWNER(S):	

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

06

	DSP-16052-04		TITLE:	HAMPTON PARK, MINOR SITE PLAN CHANGES	
DATE ACCEPTED:	7/30/2020				
PLANNING AREA:	75A				
ELECTION DISTRICT:	13				
POLICE DISTRICT:	8		ZONING	M-X-T	24.55
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES		with ACREAGE:		
TIER:	DEVELOPED				
STREET ADDRESS:	9005 CENTRAL AVE				
CITY:	CAPITOL HEIGHTS		TOTAL ACRES:		24.55
TAX MAP & GRID:	067 D-4		LOCATED ON:	AT THE SOUTHWEST CORNER OF THE INTERSECTION OF CENTRAL AVE AND I-495	
200 SHEET:	201SE08				
LOTS:	0	UNITS ATTACHED:			0
OUTLOTS:	0	UNITS DETACHED:			0
PARCELS:	0	UNITS MULTIFAMILY:		APPLICANT:	VELOCITY CAPITAL, LLC.
OUTPARCELS:	0	TOTAL UNITS:		AGENT:	SOLTESZ
		GROSS FLOOR AREA:		OWNER(S):	

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

06

	DSP-12017-02		TITLE:	WESTPHALIA TOWN CENTER, ROAD RIGHT-OF-WAY	
DATE ACCEPTED:	7/30/2020				
PLANNING AREA:	78				
ELECTION DISTRICT:	15				
POLICE DISTRICT:	2		ZONING	M-X-T	12.11
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES		with ACREAGE:		
TIER:	DEVELOPING				
STREET ADDRESS:					
CITY:			TOTAL ACRES:	12.11	
TAX MAP & GRID:	090 E-1		LOCATED ON:	NORTH SIDE OF MD 4 (PENNSYLVANIA AVENUE), APPROXIMATELY 9000 FEET SOUTHEAST OF ITS INTERSECTION WITH SUITLAND PARKWAY	
200 SHEET:	205SE09				
LOTS:	0	UNITS ATTACHED:	0		
OUTLOTS:	0	UNITS DETACHED:	0		
PARCELS:	0	UNITS MULTIFAMILY:	0	APPLICANT:	WALTON DEVLOPMENT AND MANAGEMENT, INC.
OUTPARCELS:	0	TOTAL UNITS:	0	AGENT:	DEWBERRY
	GROSS FLOOR AREA:	0	OWNER(S):		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS 07

DSP-05066-05		TITLE:	THE SHOPPES AT DISTRICT HEIGHTS, CHICK FIL-A, EATING AND DRINKING ESTABLISHMENT WITH DRIVE THRU SERVICE
DATE ACCEPTED:	7/22/2020		
PLANNING AREA:	75A		
ELECTION DISTRICT:	06		
POLICE DISTRICT:	8	ZONING	C-S-C 9.24
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPED		
STREET ADDRESS:	5500 SILVER HILL ROAD		
CITY:		TOTAL ACRES:	9.24
TAX MAP & GRID:	081 A-3	LOCATED ON:	LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF MD 4 (PENNSYLVANIA AVENUE) AND SILVER HILL ROAD
200 SHEET:	204SE05		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED:	0
PARCELS:	0	UNITS MULTIFAMILY:	0
OUTPARCELS:	0	TOTAL UNITS:	0
	GROSS FLOOR AREA:	OWNER(S):	DISTRICT HEIGHTS SHOPPING CENTER, L
		APPLICANT:	CHICK-FIL-A, INC.
		AGENT:	BOHLER ENGINEERING
ADJACENT TOWN(S):	CAPITOL HEIGHTS, DISTRICT HEIGHTS		

COUNCILMANIC DISTRICTS 08



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

COUNCILMANIC DISTRICTS

06

DATE ACCEPTED:	DSDS-708	TITLE:	HERC RENTALS, SIGN RELOCATION
PLANNING AREA:	7/30/2020		
ELECTION DISTRICT:	78		
POLICE DISTRICT:	06	ZONING	I-1 15.91
GROWTH POLICY AREA:	8	with ACREAGE:	
TIER:	ESTABLISHED COMMUNITIES		
STREET ADDRESS:	DEVELOPING		
CITY:		TOTAL ACRES:	15.91
TAX MAP & GRID:	090 B-1	LOCATED ON:	LOCATED ON THE WEST SIDE OF WESTPHALIA ROAD, APPROXIMATELY 200 FEET NORTH OF MD 4 (PENNSYLVANIA AVENUE)
200 SHEET:	205SE07		
LOTS:	0	UNITS ATTACHED:	0
OUTLOTS:	0	UNITS DETACHED:	0
PARCELS:	0	UNITS MULTIFAMILY:	0
OUTPARCELS:	0	TOTAL UNITS:	0
	GROSS FLOOR AREA:	0	APPLICANT: EMPIRE GRAPHICS
		OWNER(S): 8400 WESTPHALIA ROAD, LLC	AGENT: CHRISTINA DAY

ADJACENT TOWN(S):

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