



Development Activity Monitoring System
Monthly Report of CBCA Activity
JUNE, 2021

COUNCILMANIC DISTRICTS

09

	CP-20003	TITLE:	MAGRUDERS FERRY LIVING SHORELINE, CHANGES TO ROADWAY AND SHORELINE	
DATE ACCEPTED:	6/10/2021			
PLANNING AREA:	87A			
ELECTION DISTRICT:	04			
POLICE DISTRICT:	5	ZONING	O-S	1.99
GROWTH POLICY AREA:	RURAL AND AGRICULTURAL AREA	with ACREAGE:	R-C-O	0.00
TIER:	RURAL			
STREET ADDRESS:	17708 MAGRUDERS FERRY ROAD			
CITY:	BRANDYWINE	TOTAL ACRES:		1.99
TAX MAP & GRID:	178 B-1	LOCATED ON:	PENDING	
200 SHEET:	222SE15			
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:	PRINCE GEORGES COUNTY DEPT. OF ENVIRONMENT	
		AGENT:	STRAUGHAN ENVIRONMENTAL, INC.	
		OWNER(S):		

ADJACENT TOWN(S):

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Development Activity Monitoring System
Monthly Report of SPS Activity
JUNE, 2021

CASE NUMBER:	MR-2103F	TITLE:	BOWIE STATE UNIVERSITY - COMMUNICATIONS, ARTS & HUMANITIES BUILDING, CONSTRUCTION OF THE 3-STORY, 193,000 GROSS SQUARE FOOT MARTIN LUTHER KING JR. COMMUNICATION ARTS AND HUMANITIES BUILDING AT BOWIE STATE UNIVERSITY.
DESCRIPTION:	CONSTRUCTION OF THE 3-STORY, 193,000 GROSS SQUARE FOOT MARTIN LUTHER KING JR. COMMUNICATION ARTS	ZONING WITH ACREAGE:	O-S 227.67
DATE ACCEPTED:	6/24/2021	TOTAL ACREAGE:	227.67
PLANNING AREA:	71A	LOCATED ON:	SOUTHWEST QUADRANT OF THE CAMPUS BETWEEN LOOP ROAD AND HENRY CIRCLE
ELECTION DISTRICT:	14	APPLICANT:	BOWIE STATE UNIVERSITY
POLICE DISTRICT:	2	AGENT:	BOWIE STATE UNIVERSITY
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	OWNER(S):	
TIER:	DEVELOPED		
STREET ADDRESS:	14000 JERICO PARK ROAD		
CITY:	BOWIE		
ADJACENT TOWN(S):			



Development Activity Monitoring System
Monthly Report of Subdivision Activity
JUNE, 2021

COUNCILMANIC DISTRICTS

09

DATE ACCEPTED:	S-20001 6/1/2021	TITLE:	8311 RICHARDSON ROAD, CONSERVATION SUBDIVISION SKETCH PLAN FOR DEVELOPMENT OF SINGLE-FAMILY DETACHED RESIDENTIAL DWELLINGS.
PLANNING AREA:	81A		
ELECTION DISTRICT:	09		
POLICE DISTRICT:	5	ZONING	R-R
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	6.35
TIER:	DEVELOPING		
STREET ADDRESS:	8311 RICHARDSON ROAD		
CITY:		TOTAL ACRES:	6.35
TAX MAP & GRID:	117 B-1	LOCATED ON:	APPROX. 1000 FEET SOUTHEAST FROM INTERSECTION OLD ALEXANDRIA FERRY RD AND WOODYARD RD
200 SHEET:	211SE07		
LOTS:	6 UNITS ATTACHED:		
	0		
OUTLOTS:	0 UNITS DETACHED:		
	0		
PARCELS:	0 UNITS MULTIFAMILY:	APPLICANT:	BECKER BUILDING COMPANY, LLC
	0	AGENT:	ELITE ENGINEERING, LLC
OUTPARCELS:	0 TOTAL UNITS:	OWNER(S):	
	0		
	GROSS FLOOR AREA:		
	0		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

09

PRELIM NO:	4-20038	TITLE:	ELP DC, WAREHOUSE
DATE ACCEPTED:	6/16/2021		
PLANNING AREA:	85A		
ELECTION DISTRICT:	11		
POLICE DISTRICT:	5	ZONING	I-3 24.58
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	16001 MATTAWOMAN ROAD		
CITY:	BRANDYWINE	TOTAL ACRES:	24.58
TAX MAP & GRID:	155 B-1	LOCATED ON:	LOCATED 470 FEET SOUTH OF THE TERMINUS OF BRANDYWINE HEIGHTS ROAD
200 SHEET:	219SE08		
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:	ELION ACQ., LLC
		AGENT:	MCNAMEE HOSEA
		OWNER(S):	BWLANDCO LLC

ADJACENT TOWN(S):

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Development Activity Monitoring System
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COUNCILMANIC DISTRICTS 02

DSP-10011-02	TITLE:	QUEENS CHAPEL TOWN CENTER, AMENDMENT TO THE ALLOWED USES FOR THE PROPERTY TO ALLOW AN EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.		
DATE ACCEPTED: 6/11/2021				
PLANNING AREA: 68				
ELECTION DISTRICT: 16				
POLICE DISTRICT: 1	ZONING	M-X-T	6.05	
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES	with ACREAGE:	R-55	0.00	
TIER: DEVELOPED		T-D-O	0.00	
STREET ADDRESS: 3110 HAMILTON STREET				
CITY:	TOTAL ACRES:		6.05	
TAX MAP & GRID: 041 F-4	LOCATED ON:	LOCATED ON THE NORTHWEST QUADRANT OF QUEENS CHAPEL ROAD AND HAMILTON STREET		
200 SHEET: 207NE03				
LOTS: 0 UNITS ATTACHED: 0				
OUTLOTS: 0 UNITS DETACHED: 0				
PARCELS: 0 UNITS MULTIFAMILY: 0	APPLICANT:	QUEENS CHAPEL TOWN CENTER LLC		
OUTPARCELS: 0 TOTAL UNITS: 0	AGENT:	MCNAMEE HOSEA		
GROSS FLOOR AREA: 0	OWNER(S):			

ADJACENT TOWN(S): NORTH BRENTWOOD, HYATTSVILLE, BRENTWOOD, MOUNT RAINIER

COUNCILMANIC DISTRICTS 03



Development Activity Monitoring System
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COUNCILMANIC DISTRICTS

03

DSP-15020-05		TITLE:	CHICK-FIL-A, CAPITAL PLAZA, CONSTRUCTION OF A 4,966 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT WITH A DRIVE THROUGH	
DATE ACCEPTED:	6/17/2021			
PLANNING AREA:	69			
ELECTION DISTRICT:	02			
POLICE DISTRICT:	1	ZONING	C-S-C	43.81
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPED			
STREET ADDRESS:	6200 ANNAPOLIS ROAD			
CITY:		TOTAL ACRES:		43.81
TAX MAP & GRID:	051 A-3	LOCATED ON:	ON THE NORTH SIDE OF ANNAPOLIS ROAD, APPROXIMATELY 1,150 FEET EAST OF ITS INTERSECTION WITH BALTIMORE WASHINGTON PARKWAY	
200 SHEET:	205NE05			
LOTS:	0	UNITS ATTACHED:		0
OUTLOTS:	0	UNITS DETACHED:		0
PARCELS:	0	UNITS MULTIFAMILY:		0
OUTPARCELS:	0	TOTAL UNITS:		0
	GROSS FLOOR AREA:			4,966
		APPLICANT:	CHICK-FIL-A	
		AGENT:	MCNAMEE HOSEA	
		OWNER(S):		

ADJACENT TOWN(S): CHEVERLY, LANDOVER HILLS, BLADENSBURG



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COUNCILMANIC DISTRICTS

04

SDP-8513-02		TITLE:	BELIEVERS WORSHIP CENTER, AMENDMENT TO REVISE SEATING COMPACITY AND MINOR SITE IMPROVEMENTS FOR THE ADDITION OF WIDER WALKWAYS AND STAIRS FOR ADA COMPLIANCE.
DATE ACCEPTED:	6/15/2021		
PLANNING AREA:	74A		
ELECTION DISTRICT:	07		
POLICE DISTRICT:	2	ZONING	E-I-A 4.96
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	700 PRINCE GEORGES BOULEVARD		
CITY:	UPPER MARLBORO	TOTAL ACRES:	4.96
TAX MAP & GRID:	077 D-2	LOCATED ON:	LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF TRADE ZONE AVENUE AND PRINCE GEORGES BOULEVARD
200 SHEET:	201SE14		
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:	BELIEVERS WORSHIP CENTER
		AGENT:	BEN DYER ASSOCIATES, INC.
		OWNER(S):	DFJ INVESTMENTS, LLC
ADJACENT TOWN(S):	BOWIE		



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COUNCILMANIC DISTRICTS

04

DATE ACCEPTED:	DSP-21007	TITLE:	MELFORD - PARCELS 2F, 4A AND 4E, TO ADD A SMALL PORTION OF EXTERIOR FENCING OF SIX FEET IN HEIGHT TO THE REAR OF AN EXISTING FLEX BUILDING TO BE USED FOR OUTDOOR PLAY AREA OF A DAYCARE OPERATION
PLANNING AREA:	6/9/2021		
ELECTION DISTRICT:	71B		
POLICE DISTRICT:	07	ZONING	M-X-T 16.90
GROWTH POLICY AREA:	2	with ACREAGE:	
TIER:	ESTABLISHED COMMUNITIES		
STREET ADDRESS:	DEVELOPED		
CITY:	BOWIE	TOTAL ACRES:	16.90
TAX MAP & GRID:	047 F-3	LOCATED ON:	LOCATED ON THE NORTHEAST OF THE INTERSECTION OF MD 301 (CRAIN HIGHWAY) AND US 50 (JOHN HANSON HIGHWAY)
200 SHEET:	207NE15		
LOTS:	0 UNITS ATTACHED:		
OUTLOTS:	0 UNITS DETACHED:		
PARCELS:	0 UNITS MULTIFAMILY:	APPLICANT:	ST. JOHN PROPERTIES
OUTPARCELS:	0 TOTAL UNITS:	AGENT:	NO LIMIT LAND
	GROSS FLOOR AREA:	OWNER(S):	
	0		
ADJACENT TOWN(S):	BOWIE		



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COUNCILMANIC DISTRICTS

06

SDP-9606-H4		TITLE:	MARLEIGH, LOT 2 BLOCK H, HMA FOR 22- X 16' DECK AND 72" X 8' SCREENED PORCH WITH STEPS	
DATE ACCEPTED:	6/8/2021			
PLANNING AREA:	71A			
ELECTION DISTRICT:	07			
POLICE DISTRICT:	5	ZONING	R-L	0.24
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:		
TIER:	DEVELOPING			
STREET ADDRESS:	12503 MARLEIGH DRIVE			
CITY:	BOWIE	TOTAL ACRES:		0.24
TAX MAP & GRID:	054 A-1	LOCATED ON:	LOCATED ON THE WEST SIDE OF MARLEIGH DRIVE, APPROXIMATELY 80 FEET SOUTH OF ITS INTERSECTION WITH HOUNDWOOD WAY	
200 SHEET:	206NE10			
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:	O'CONNELL, SUSAN	
		AGENT:	LUTJEN, MATT	
		OWNER(S):		
ADJACENT TOWN(S):	BOWIE			



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COUNCILMANIC DISTRICTS 06

DATE ACCEPTED:	SDP-1901 6/23/2021	TITLE:	PRESERVE AT WESTPHALIA, RESIDENTIAL COMMUNITY OF 189 SINGLE-FAMILY ATTACHED AND 103 SINGLE-FAMILY DETACHED DWELLING UNITS	
PLANNING AREA:	78			
ELECTION DISTRICT:	15			
POLICE DISTRICT:	2	ZONING	L-A-C	19.45
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	R-M	44.21
TIER:	DEVELOPING			
STREET ADDRESS:	11100 WESTPHALIA ROAD			
CITY:	UPPER MARLBORO	TOTAL ACRES:	63.66	
TAX MAP & GRID:	083 C-3	LOCATED ON:	LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF WESTPHALIA ROAD AND RITCHIE MARLBORO ROAD	
200 SHEET:	204SE10			
LOTS:	292	UNITS ATTACHED:	189	
OUTLOTS:	0	UNITS DETACHED:	103	
PARCELS:	25	UNITS MULTIFAMILY:	0	
OUTPARCELS:	0	TOTAL UNITS:	292	
		GROSS FLOOR AREA:	0	
		APPLICANT:	STANLEY MARTIN COMPANIES, LLC.	
		AGENT:	RODGERS CONSULTING	
		OWNER(S):		

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS 09



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COUNCILMANIC DISTRICTS

09

	DSP-17011-01		TITLE:	MATAPEAKE, PARCELS 8 & 9, MINOR CHANGES TO THE BUILDING FOOTPRINTS	
DATE ACCEPTED:	6/29/2021				
PLANNING AREA:	85A				
ELECTION DISTRICT:	11				
POLICE DISTRICT:	5		ZONING	M-X-T	12.38
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES		with ACREAGE:		
TIER:	DEVELOPING				
STREET ADDRESS:	7751 MATAPEAKE BUSINESS DRIVE				
CITY:	BRANDYWINE		TOTAL ACRES:		12.38
TAX MAP & GRID:	155 A-3		LOCATED ON:	ON THE WEST SIDE OF MATAPEAKE BUSINESS DRIVE AT ITS INTERSECTION WITH TIMOTHY BRANCH DRIVE	
200 SHEET:	220SE07				
LOTS:	0	UNITS ATTACHED:			0
OUTLOTS:	0	UNITS DETACHED:			0
PARCELS:	0	UNITS MULTIFAMILY:		APPLICANT:	FAIRFIELD BUILDING CO.
OUTPARCELS:	0	TOTAL UNITS:		AGENT:	SOLTESZ, LLC.
		GROSS FLOOR AREA:		OWNER(S):	

ADJACENT TOWN(S):

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COUNCILMANIC DISTRICTS

09

DSP-04054-03		TITLE:	BELLEFONTE, PROPOSING TO REDEVELOP THE SITE FOR A WAREHOUSE USE WITH ASSOCIATED PARKING AND INFRASTRUCTURE AMENITIES.
DATE ACCEPTED:	6/23/2021		
PLANNING AREA:	81A		
ELECTION DISTRICT:	09		
POLICE DISTRICT:	5	ZONING	I-4 29.30
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:			
CITY:		TOTAL ACRES:	29.30
TAX MAP & GRID:	117 B-1	LOCATED ON:	LOCATED ON THE WEST SIDE OF LOUIE PEPPER DRIVE, APPROXIMATELY 200 FEET SOUTH OF WOODYARD ROAD
200 SHEET:	211SE07		
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:	MATAN, INC
		AGENT:	BOHLER ENGINEERING
		OWNER(S):	

ADJACENT TOWN(S):

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Development Activity Monitoring System
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JUNE, 2021

COUNCILMANIC DISTRICTS

09

DATE ACCEPTED:	AC-21016	TITLE:	CLINTON CHURCH OF CHRIST, 4.7 BUFFERING INCOMPATIBLE USES; SEE PAGE 74 OF THE LANDSCAPE MANUAL	
PLANNING AREA:	6/30/2021			
ELECTION DISTRICT:	81A			
POLICE DISTRICT:	09	ZONING	R-80	3.43
GROWTH POLICY AREA:	5	with ACREAGE:		
TIER:	ESTABLISHED COMMUNITIES			
STREET ADDRESS:	DEVELOPING			
CITY:	10701 BRANDYWINE ROAD	TOTAL ACRES:	3.43	
TAX MAP & GRID:	CLINTON	LOCATED ON:	INTERSECTION OF DEN LEE DRIVE AND BRANDYWINE ROAD	
200 SHEET:	125 C-3			
LOTS:	214SE06			
OUTLOTS:	0 UNITS ATTACHED: 0			
PARCELS:	0 UNITS DETACHED: 0	APPLICANT:	CLINTON CHURCH OF CHRIST	
OUTPARCELS:	0 UNITS MULTIFAMILY: 0	AGENT:	GUTSCHICK, LITTLE & WEBER, P.A	
	0 TOTAL UNITS: 0	OWNER(S):		
	GROSS FLOOR AREA: 0			

ADJACENT TOWN(S):

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Development Activity Monitoring System
Monthly Report of Zoning Activity
JUNE, 2021

COUNCILMANIC DISTRICTS

08

DATE ACCEPTED:	DDS-678 6/10/2021	TITLE:	MCDONALD'S FOREST HEIGHTS, DDS FOR 4.7 OF THE LANDSCAPE MANUAL EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE
PLANNING AREA:	76A		
ELECTION DISTRICT:	12		
POLICE DISTRICT:	4	ZONING	C-M 0.77
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	with ACREAGE:	
TIER:	DEVELOPING		
STREET ADDRESS:	5501 LIVINGSTON ROAD		
CITY:	OXON HILL	TOTAL ACRES:	0.77
TAX MAP & GRID:	096 A-2	LOCATED ON:	LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF LIVINGSTON ROAD AND ARAPAHOE DRIVE
200 SHEET:	207SE01		
LOTS:	0 UNITS ATTACHED:		
	0		
OUTLOTS:	0 UNITS DETACHED:		
	0		
PARCELS:	0 UNITS MULTIFAMILY:	APPLICANT:	MCDONALD'S CORPORATION
	0	AGENT:	MCNAMEE HOSEA
OUTPARCELS:	0 TOTAL UNITS:	OWNER(S):	MCDONALD'S CORP.
	0		
	GROSS FLOOR AREA:		
	4,597		

ADJACENT TOWN(S):

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