



Development Review Applications - Process Monitoring

01/22/2019

Cases Accepted or Approved between: 1/14/2019 and 1/20/2019

DDS-651

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 01/16/2019

TOWNES AT PEERLESS; A DEPARTURE FROM DESIGN STANDARDS FOR REDUCING PARKING SPACE SIZE IN THE GARAGE AND THE LOCATION OF THE PROPOSED LOADING LOCATED 0.15 MILES NORTH OF THE INTERSECTION OF MD 301 (CRAIN HIGHWAY) AND MARLBORO PIKE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 093 B-4	200 SCALE MAP: 206SE14
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 79	COUNCIL DISTRICT: 06
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2494	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1236	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 03	

ZONING:

M-X-T	7.64 Acres
Total:	7.64 Acres

AUTHORITY:

PLANNING BOARD
SDRC MEETING

PENDING	03/21/2019
SCHEDULED	02/08/2019

FEE(S):

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

APPLICANT

PEERLESS AVENUE ASSOCIATES, LLC.
1000 UNIVERSITY AVENUE, SUITE 500
ROCHESTER, NY 14607
443-320-0490

AGENT

SOLTESZ
4300 FORBES BOULEVARD, SUITE #230
LANHAM, MD 20706
301-794-7555

Assigned Reviewer: ZHANG, HENRY

DPLS-466

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 01/18/2019

1 SALON STUDIOS; DEPARTURE FOR THE REMOVAL OF TWO LOADING SPACES
10401 GREENBELT ROAD LANHAM

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 036 A-2	200 SCALE MAP: 210NE09
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 70	COUNCIL DISTRICT: 03



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1 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2347	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1181	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 14	

ZONING:

R-R 1.38 Acres
 Total: 1.38 Acres

AUTHORITY:

PLANNING BOARD PENDING 01/31/2019

APPLICANT

1 SALON STUDIOS
 6315 SEABROOK ROAD, SUITE 214
 LANHAM, MD 20706

AGENT

MCNAMEE HOSEA
 6411 IVY LANE SUITE #200
 GREENBELT, MD 20770
 301-441-2420
 @MHLAWYERS.COM

OWNER(S)

OASIS GREENBELT, LLC; 9500 SHERIDAN STREET, SUITE 200; Lanham, MD 20706

Assigned Reviewer: THOMPSON, IVY

DSP-18039

ACCEPTED: 01/16/2019

ACCEPTED IN SPECIFIED RANGE

TOWNES AT PEERLESS; A MIXED USE DEVELOPMENT CONSISTING OF 3,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, SIX TWO-FAMILY, FOUR THREE-FAMILY AN LOCATED 0.15 MILES NORTH OF THE INTERSECTION OF MD 301 (CRAIN HIGHWAY) AND MARLBORO PIKE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 093 B-4	200 SCALE MAP: 206SE14
0 OUTLOTS	24 UNITS ATTACHED	PLANNING AREA: 79	COUNCIL DISTRICT: 06
2 PARCELS	38 UNITS MULTIFAMILY	PG TAZ: 2494	TIER: DEVELOPING
0 OUTPARCELS	62 TOTAL UNITS	COG TAZ: 1236	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 03	

ZONING:

AUTHORITY:

FEE(S):



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M-X-T	7.64 Acres	PLANNING BOARD	PENDING	03/21/2019	\$30.00 (Sign Posting Fee)
Total:	7.64 Acres	SDRC MEETING	SCHEDULED	02/08/2019	\$2,000.00 (Application Fee)
					\$2,030.00

APPLICANT

PEERLESS AVENUE ASSOCIATES, LLC.
1000 UNIVERSITY AVENUE, SUITE 500
ROCHESTER, NY 14607
443-320-0490

AGENT

SOLTESZ
4300 FORBES BOULEVARD, SUITE #230
LANHAM, MD 20706
301-794-7555

Assigned Reviewer: ZHANG, HENRY

SDP-0304-27

ACCEPTED IN SPECIFIED RANGE
ACCEPTED: 01/15/2019
OAK CREEK CLUB; APPROVAL OF EIGHT NEW SINGLE-FAMILY HOUSE TYPES
LOCATED ON THE EAST AND WEST OF CHURCH ROAD, 1,000 FEET NORTH OF OAK GROVE ROAD

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 076 E-1	200 SCALE MAP: 201SE12
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 74A	COUNCIL DISTRICT: 06
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2464	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1243	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 07	

ZONING:

R-L 923.00 Acres
Total: **923.00 Acres**

AUTHORITY:

PLANNING DIRECTOR PENDING 01/15/2019

FEE(S):

\$300.00 (Sign Posting Fee)
\$2,000.00 (Filing Fee)
\$2,300.00

APPLICANT

RYAN HOMES

AGENT

CHARLES P. JOHNSON & ASSOCIATES, INC.



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4700 CORRIDOR PLACE, SUITE 100
BELTSVILLE, MD 20705

1751 ELTON ROAD, SUITE #300
SILVER SPRING, MD 20903
301-434-7000

Assigned Reviewer: BYNUM, ANGELE

DSP-04015-01

APPROVED IN SPECIFIED RANGE

ACCEPTED: 08/31/2018

ARCHER'S GLEN; AMENDMENT FOR A LOT LINE ADJUSTMENT BETWEEN LOTS 2 & 3 AND LOTS 44-46
LOCATED ON THE EAST SIDE OF BALD EAGLE SCHOOL ROAD ON TAYLERTON LANE.

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 168 D-2
PLANNING AREA: 87A
PG TAZ: 2746
COG TAZ: 1305
ELECTION DISTRICT: 04

200 SCALE MAP: 221SE14
COUNCIL DISTRICT: 09
TIER: RURAL
APA: N/A

ZONING:

O-S 236.74 Acres
Total: **236.74** Acres

AUTHORITY:

STAFF
PLANNING DIRECTOR

PLAN CERTIFIED 01/17/2019
APPROVED 01/17/2019

FEE(S):

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

APPLICANT

ADVANTAGE HOMES AT ARCHER'S GLEN
24012 FREDERICK ROAD, SUITE 100
CLARKSBURG, MD 20871

AGENT

DEWBERRY
4601 FORBES BOULEVARD, SUITE 300
LANHAM, MD 20706
301-731-5551



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Cases Accepted or Approved between: 1/14/2019 and 1/20/2019

Assigned Reviewer: BYNUM, ANGELE

DSP-14006-01

APPROVED IN SPECIFIED RANGE

ACCEPTED: 10/25/2018

BERWYN HEIGHTS MCDONALD'S; AMEND DETAILED SITE PLAN TO REVISE THE ARCHITECTURAL ELEVATIONS FOR THE PROPOSED EATING & DRINKING ESTABLISHMENT
6219 GREENBELT ROAD BERWYN HEIGHTS(MUNICIPAL)

4 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 034 B-1	200 SCALE MAP: 210NE05
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 67	COUNCIL DISTRICT: 03
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 682	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 903	APA: N/A
	4,388 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 21	

ZONING:

C-S-C	0.91 Acres
D-D-O	0.00 Acres
Total:	0.91 Acres

AUTHORITY:

PLANNING DIRECTOR	APPROVED	01/17/2019
STAFF	PLAN CERTIFIED	01/17/2019

FEE(S):

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

APPLICANT

MCDONALDS USA, LLC
6903 ROCKLEDGE DRIVE SUITE 1100
BETHESDA, MD 20817

AGENT

MCNAMEE & HOSEA
6411 IVY LANE, #200
GREENBELT, MD 20770
301-441-2420
@MHLAWYERS.COM

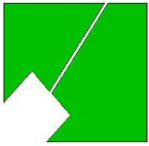
Assigned Reviewer: THOMPSON, IVY

DSP-14028-02

APPROVED IN SPECIFIED RANGE

ACCEPTED: 11/14/2018

PRINCE GEORGE'S REGIONAL HOSPITAL; ADDING A 1,155-SPACE PARKING GARAGE
901 NORTH HARRY S. TRUMAN DRIVE UPPER MARLBORO



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0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 067 D-2	200 SCALE MAP: 202NE08
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 73	COUNCIL DISTRICT: 06
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2423	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1093	APA: N/A
	0 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 13	

ZONING:

D-D-O	0.00 Acres
M-X-T	21.81 Acres
Total:	21.81 Acres

AUTHORITY:

PLANNING BOARD	APPROVED	01/17/2019
SDRC MEETING	SCHEDULED	11/30/2018

FEE(S):

\$180.00	(Sign Posting Fee)
\$2,000.00	(Application Fee)
\$2,180.00	

APPLICANT

REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY
 1300 MERCANTILE LANE, SUITE 108
 UPPER MARLBORO, MD 20774
 301-772-2060

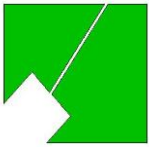
AGENT

SOLTESZ
 4300 FORBES BOULEVARD, SUITE #230
 LANHAM, MD 20706
 301-794-7555

Assigned Reviewer: ZHANG, HENRY

DSP-18026 APPROVED IN SPECIFIED RANGE
 ACCEPTED: 10/22/2018 RETAIL AT MELFORD TOWN CENTER; 57,845 SQUARE FEET OF COMMERCIAL SHOPPING CENTER CONSISTS OF FIVE BUILDINGS.
 LOCATED ON THE NORTHEAST QUADRANT OF THE INTERSECTION OF MELFORD BOULEVARD AND CURIE DRIVE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 047 F-3	200 SCALE MAP: 207NE15
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 71B	COUNCIL DISTRICT: 04
0 PARCELS	0 UNITS MULTIFAMILY	PG TAZ: 2388	TIER: DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	COG TAZ: 1158	APA: Freeway Airport
	57,845 GROSS FLOOR AREA (SQ FT)	ELECTION DISTRICT: 07	



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ZONING:

M-X-T 25.80 Acres
Total: **25.80** Acres

AUTHORITY:

PLANNING BOARD APPROVED 01/17/2019
SDRC MEETING SCHEDULED 11/02/2018

FEE(S):

\$240.00 (Sign Posting Fee)
\$2,774.00 (Application Fee)
\$3,014.00

APPLICANT

ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
WINDSOR MILL, MD 21244
410-369-1298

AGENT

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

Assigned Reviewer: ZHANG, HENRY

DSP-18034

ACCEPTED: 10/22/2018

APPROVED IN SPECIFIED RANGE

MELFORD TOWN CENTER (TOWNHOUSE INFRASTRUCTURE); INFRASTRUCTURE FOR 205 TOWNHOUSES; 44 TWO-FAMILY ATTACHED DWELLING UNITS LOCATED ON THE NORTHEAST QUADRANT OF THE INTERSECTION OF MELFORD BOULEVARD AND CURIE DRIVE

0 LOTS
0 OUTLOTS
0 PARCELS
0 OUTPARCELS

0 UNITS DETACHED
0 UNITS ATTACHED
0 UNITS MULTIFAMILY
0 TOTAL UNITS
0 GROSS FLOOR AREA (SQ FT)

TAX MAP & GRID: 047 F-3
PLANNING AREA: 71B
PG TAZ: 2388
COG TAZ: 1158
ELECTION DISTRICT: 07

200 SCALE MAP: 207NE15
COUNCIL DISTRICT: 04
TIER: DEVELOPING
APA: Freeway Airport

ZONING:

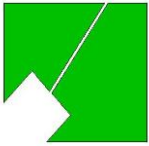
M-X-T 93.17 Acres

AUTHORITY:

PLANNING BOARD APPROVED 01/17/2019

FEE(S):

\$390.00 (Sign Posting Fee)



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Total:	93.17 Acres	SDRC MEETING	SCHEDULED	11/02/2018	\$2,000.00 (Application Fee)
					\$2,390.00

APPLICANT

ST. JOHN PROPERTIES, INC.
2560 LORD BALTIMORE DRIVE
WINDSOR MILL, MD 21244
410-369-1298

AGENT

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

Assigned Reviewer: BISHOP, ANDREW