

**Development Review Applications - Process Monitoring**

05/04/2020

**Cases Accepted or Approved between: 4/27/2020 and 5/3/2020**

**DDS-671** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 05/01/2020 PMG (4775 ALLENTOWN ROAD PROPERTY); DEPARTURE OF DESIGN STANDARDS TO ALLOW A REDUCTION IN THE WIDTH OF THE 4.2 LANDSCAPE STRIP ALONG ALLENTOWN ROAD AND THE CAPITAL BELTWAY  
4775 ALLENTOWN ROAD MORNINGSIDE(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	098 E-1	200 SHEET:	207SE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	76B	COUNCILMANIC DISTRICT:	07
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	4	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	06	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

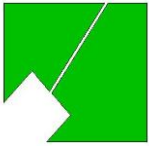
<b><u>ZONING:</u></b>		<b><u>AUTHORITY:</u></b>		
C-M	0.59 Acres	PLANNING BOARD	PENDING	06/04/2020
M-I-O	0.00 Acres			
Total:	<b>0.59 Acres</b>			

**APPLICANT**  
PMIG 1027 LLC  
2359 RESEARCH COURT  
WOODBIDGE, VA 22192

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

Assigned Reviewer: BISHOP, ANDREW

**DSP-19060** ACCEPTED IN SPECIFIED RANGE  
ACCEPTED: 04/30/2020 LANDOVER MCDONALD'S; RAZE ALL EXISTING STRUCTURES AND REBUILD FOR A EATING AND DRINKING



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ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.  
8710 CENTRAL AVENUE HYATTSVILLE

4 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	067 C-4	200 SHEET:	201NE08
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
4,540 GROSS FLOOR AREA (SQ FT)					

APA: N/A

**ZONING:**

D-D-O	0.00 Acres
M-U-I	1.32 Acres
Total:	<b>1.32 Acres</b>

**AUTHORITY:**

PLANNING BOARD
SDRC MEETING

PENDING	07/09/2020
SCHEDULED	05/15/2020

**FEE(S):**

\$1,102.00 (Application Fee)
\$1,102.00

**APPLICANT**

MCDONALD'S CORPORATION  
6903 ROCKLEDGE DRIVE, SUITE 1100  
BETHESDA, MD 20817

**AGENT**

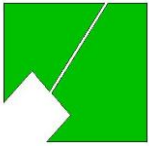
MCNAMEE & HOSEA  
6411 IVY LANE, #200  
GREENBELT, MD 20770  
301-441-2420  
@MHLAWYERS.COM

Assigned Reviewer: BOSSI, ADAM

**5-19167**

ACCEPTED IN SPECIFIED RANGE  
GREENBELT METRO, PARCEL 1; CONSOLIDATE THREE PARCELS INTO ONE

LOCATED ON THE NORTH SIDE OF CHERRYWOOD LANE, APPROXIMATELY 800 FEE WEST OF ITS



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INTERSECTION WITH KENILWORTH AVE

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	026 C-2	200 SHEET:	212NE06
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	67	COUNCILMANIC DISTRICT:	04
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	2	TIER:	DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	21	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
	0 GROSS FLOOR AREA (SQ FT)				

APA: N/A

**ZONING:**

C-O	15.89 Acres
D-D-O	0.00 Acres
Total:	<b>15.89 Acres</b>

**AUTHORITY:**

PLANNING BOARD

APPROVED

04/30/2020

**FEE(S):**

\$750.00 (Application Fee)
\$750.00

**APPLICANT**

GREENBELT APARTMENTS, LLC C/O THE NRP GROUP, LLC  
 1228 EUCLID AVENUE  
 CLEVELAND, OH 44115

**AGENT**

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

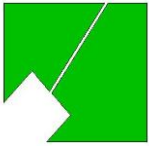
Assigned Reviewer: SIEVERS, THOMAS

**ROSP-4812-01**

ACCEPTED IN SPECIFIED RANGE

ACCEPTED: 04/30/2020

DASH IN #68; REVISION TO PARKING LOT, DRIVE AISLES AND DUMPSTER AREA AT SITE OF PRIOR APPROVED SPECIAL EXCEPTION FOR GAS STATION WITH FOOD AND BEVERAGE TORE AND CAR WASH  
 8228 WOODYARD ROAD CLINTON



**Development Review Applications - Process Monitoring**

05/04/2020

**Cases Accepted or Approved between: 4/27/2020 and 5/3/2020**

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	117 A-1	200 SHEET:	211SE07
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	81A	COUNCILMANIC DISTRICT:	09
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	5	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	09	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)				COMMUNITIES

APA: N/A

**ZONING:**

C-S-C                    2.39 Acres  
 Total:                    **2.39 Acres**

**AUTHORITY:**

PLANNING DIRECTOR    PENDING

**FEE(S):**

05/29/2020            \$2,762.00 (Application Fee)  
 \$2,762.00

**APPLICANT**

DASH IN FOOD STORES, INC.  
 P.O. BOX 2810  
 LA PLATA, MD                    20646  
 301-932-3600

**AGENT**

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

Assigned Reviewer: DIAZ-CAMPBELL, EDDIE

**SDP-1601-03**

ACCEPTED: 05/01/2020

ACCEPTED IN SPECIFIED RANGE  
 PARKSIDE, SECTION 4; APPROVAL OF REVISED LAYOUT INCLUDING 187 SINGLE-FAMILY DETACHED AND 96  
 SINGLE-FAMILY ATTACHED LOTS  
 LOCATED ON THE EAST AND WEST SIDES OF MELWOOD ROAD, APPROXIMATELY 314 FEET SOUTH OF  
 WESTPHALIA ROAD

283 LOTS	187 UNITS DETACHED	TAX MAP & GRID:	090 E-1	200 SHEET:	205SE08
0 OUTLOTS	96 UNITS ATTACHED	PLANNING AREA:	78	COUNCILMANIC DISTRICT:	06



**Development Review Applications - Process Monitoring**

05/04/2020

**Cases Accepted or Approved between: 4/27/2020 and 5/3/2020**

17 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 2	TIER:	DEVELOPING
0 OUTPARCELS	283 TOTAL UNITS	ELECTION DISTRICT: 15	GROWTH POLICY AREA:	ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)			COMMUNITIES

APA: N/A

**ZONING:**

M-I-O	0.00 Acres
R-M	96.49 Acres
Total:	<b>96.49 Acres</b>

**AUTHORITY:**

PLANNING BOARD	PENDING	07/09/2020
SDRC MEETING	SCHEDULED	05/15/2020

**FEE(S):**

\$150.00 (Sign Posting Fee)
\$2,000.00 (Application Fee)
<b>\$2,150.00</b>

**APPLICANT**

SHF PROJECT OWNER, LLC  
 1999 AVENUE OF THE STARS, SUITE #2850  
 LOS ANGELES, CA 90067  
 310-824-2200

**AGENT**

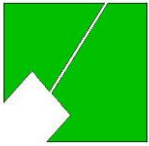
DEWBERRY  
 4601 FORBES BOULEVARD, SUITE 300  
 LANHAM, MD 20706  
 301-364-1864

Assigned Reviewer: BISHOP, ANDREW

**DSP-19020** APPROVED IN SPECIFIED RANGE  
 ACCEPTED: 02/20/2020 LANDY PROPERTY; ARCHITECTURAL APPROVAL FOR THREE TOWNHOUSE MODELS; THE HUGO, JENKINS AND LUISA

LOCATED ON THE WEST SIDE OF BELCREST ROAD, APPROXIMATELY 600 FEET NORTH OF ITS INTERSECTION WITH TOLEDO TERRACE

131 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 042 F-1	200 SHEET: 208NE03
0 OUTLOTS	131 UNITS ATTACHED	PLANNING AREA: 68	COUNCILMANIC DISTRICT: 02
23 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 1	TIER: DEVELOPED
0 OUTPARCELS	131 TOTAL UNITS	ELECTION DISTRICT: 17	GROWTH POLICY AREA: ESTABLISHED



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05/04/2020

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0 GROSS FLOOR AREA (SQ FT)

COMMUNITIES

APA: N/A

**ZONING:**

R-20 24.60 Acres  
T-D-O 0.00 Acres  
Total: **24.60** Acres

**AUTHORITY:**

PLANNING BOARD APPROVED

**FEE(S):**

04/30/2020 \$150.00 (Sign Posting Fee)  
\$1,000.00 (Application Fee)  
\$1,150.00

**APPLICANT**

STANLEY MARTIN COMPANIES, LLC.  
9475 LOTTSFORD ROAD, SUITE 280  
UPPER MARLBORO, MD 20774  
410-913-3543

**AGENT**

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

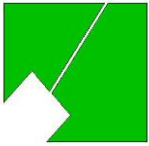
**OWNER(S)**

BLUMBERG LANDY FAMILY TRUST; 402 KING FARM BOULEVARD; Rockville, MD 20850

Assigned Reviewer: ZHANG, HENRY

**DSP-19037** APPROVED IN SPECIFIED RANGE  
ACCEPTED: 02/20/2020 KNOX ROAD DEVELOPMENT; A MIXED-USE BUILDING WITH 343 MULTIFAMILY DWELLING UNITS AND 20,816 SQUARE FEET OF GROUND FLOOR RETAIL  
4422 KNOX ROAD COLLEGE PARK(MUNICIPAL)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 033 C-3	200 SHEET: 209NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 66	COUNCILMANIC DISTRICT: 03
1 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT: 1	TIER: DEVELOPED
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT: 21	GROWTH POLICY AREA: ESTABLISHED
	0 GROSS FLOOR AREA (SQ FT)		COMMUNITIES



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05/04/2020

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APA: College Park Airport

**ZONING:**

D-D-O	0.00 Acres
M-U-I	1.65 Acres
Total:	<b>1.65 Acres</b>

**AUTHORITY:**

PLANNING BOARD	APPROVED
SDRC MEETING	SCHEDULED

**FEE(S):**

04/30/2020	\$60.00 (Sign Posting Fee)
03/06/2020	\$1,015.00 (Application Fee)
	<b>\$1,075.00</b>

**APPLICANT**

GREYSTAR GP II, LLC  
8405 GREENSBORO DRIVE, SUITE 500  
MC LEAN, VA 22102

**AGENT**

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

Assigned Reviewer: HURLBUTT, JEREMY

**DSP-19061** APPROVED IN SPECIFIED RANGE  
ACCEPTED: 02/25/2020 WAWA COLLEGE PARK; APPROVAL FOR A 4,736-SQUARE-FOOT FOOD AND BEVERAGE STORE WITH A GAS STATION  
LOCATED APPROXIMATELY 215 FEET WEST OF THE INTERSECTION OF US ROUTE 1 (BALTIMORE AVENUE)  
AND IKEA CENTER BOULEVARD

1 LOTS	0 UNITS DETACHED	TAX MAP & GRID:	018 E-4	200 SHEET:	212NE04
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA:	66	COUNCILMANIC DISTRICT:	01
0 PARCELS	0 UNITS MULTIFAMILY	POLICE DISTRICT:	1	TIER:	DEVELOPING
0 OUTPARCELS	0 TOTAL UNITS	ELECTION DISTRICT:	01	GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
4,736 GROSS FLOOR AREA (SQ FT)					

APA: N/A



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05/04/2020

**Cases Accepted or Approved between: 4/27/2020 and 5/3/2020**

**ZONING:**

M-X-T 1.47 Acres  
Total: 1.47 Acres

**AUTHORITY:**

PLANNING BOARD APPROVED 04/30/2020  
SDRC MEETING SCHEDULED 03/06/2020

**FEE(S):**

\$150.00 (Sign Posting Fee)  
\$2,000.00 (Application Fee)  
\$2,150.00

**APPLICANT**

10050 BALTIMORE AVENUE, LLC  
3939 WISCONSIN AVENUE, NW  
WASHINGTON, DC 20016

**AGENT**

O'MALLEY, MILES, NYLEN & GILMORE  
7850 WALKER MILL DRIVE, SUITE 310  
GREENBELT, MD 20770

**OWNER(S)**

10050 BALTIMORE AVENUE, LLC; 3939 WISCONSIN AVENUE, NW; Washington, DC 20016

Assigned Reviewer: BURKE, THOMAS

**5-18105**

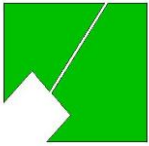
APPROVED IN SPECIFIED RANGE  
TRADITIONS AT BEECHFIELD, PARCEL 1, PLAT 1; 1 PARCEL

NORTHEAST QUADRANT OF INTERSECTION OF US 50 (JOHN HANSON HWY) AND MD 193 (ENTERPRISE ROAD)

0 LOTS	0 UNITS DETACHED	TAX MAP & GRID: 053 F-2	200 SHEET: 206NE11
0 OUTLOTS	0 UNITS ATTACHED	PLANNING AREA: 71A	COUNCILMANIC DISTRICT: 06
1 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





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**ZONING:**

R-E 9.26 Acres  
Total: **9.26** Acres

**AUTHORITY:**

PLANNING BOARD APPROVED 04/30/2020

**FEE(S):**

\$750.00 (Application Fee)  
\$750.00

**APPLICANT**

GREENLIFE PROPERTY GROUP  
2661 RIVA ROAD, SUITE 300  
BALTIMORE, MD 21201

**AGENT**

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

**OWNER(S)**

GREENLIFE PROPERTY GROUP; 2661 RIVA ROAD, SUITE 300; Baltimore, MD 21201

Assigned Reviewer: CONNER, SHERRI