

5801 Annapolis Rd, Bladensburg, MD 20785

Pre-Application Neighborhood Meeting
6:30 PM

January 14th, 2026

By

Bhanot Engineers (BEI)
20400 Observation Dr, 208
Germantown, MD 20876
Ph: (240) 305 3625



Agenda

1. Project Team
2. Property Overview
3. Existing Conditions
4. Zoning Sketch Map
5. Proposed Site Layout
6. Townhome Concept
7. Process
8. Questions

This meeting is being recorded.

Contact email: SHARRIS@BHANOTENGINEERS.COM

Project Team

- Owner and Developer
Dr. Harry Singh
ZKSYA Group LLC
- Civil Engineer
Bhanot Engineers
 - William Aguilar
 - Scott Harris
 - Vineet Bhanot
- Architect
Architects who Build
 - Amit Barman
- Land Use Attorney
Rees Broome, PC
 - Melissa Carter

Property Overview

Location: 5801 Annapolis Road, Bladensburg, MD

Total Site Area: 3.10 acres

Parcels Acquired: A, B, and D

Project Number: PPS-2023-043 + ADQ-2024-075

Development Concept

After a comprehensive market and financial feasibility analysis, ZKSYA Group has determined that a **townhome development** represents the highest and best use for the property.

Key Features

Total Units: Approximately 31 townhomes

Design: Three-story units (~30 feet in height)

Bedrooms: 3 per unit

Unit Size: ~2,618 sq. ft. each

Parking: One garage space per unit, plus one driveway space per unit, and nine (9) additional visitor spaces

Project Objectives

- Deliver a modern, high-quality residential community in Bladensburg, MD
- Transform vacant property into development that serves community needs
- Provide spacious, multi-bedroom homes to support the housing needs of growing families

Tentative Schedule

Permitting Phase: 2026

Construction Start: 2026-2027

Strategic Advantages

- Prime location with access to major roads and amenities
- Strong demand for townhome-style housing in the region
- Attractive design and unit size for families and professionals



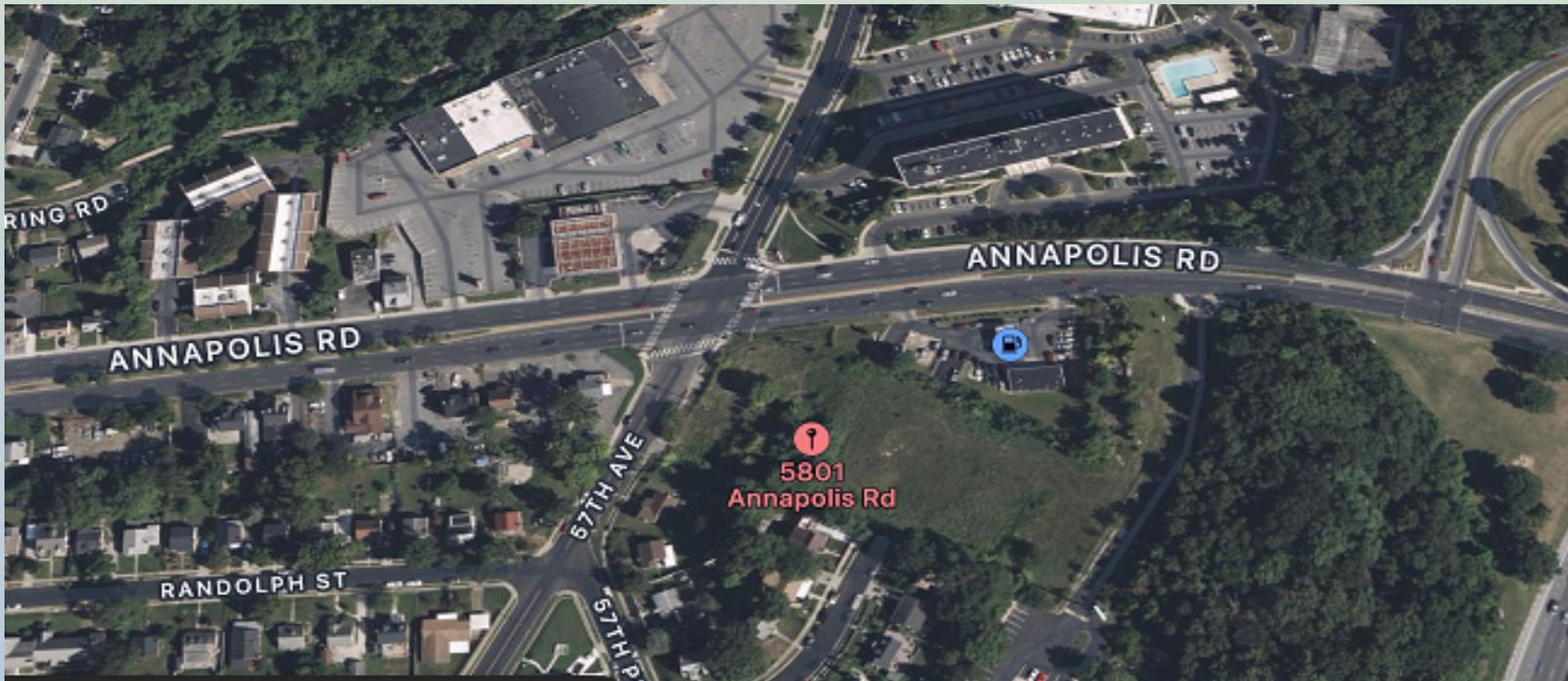
Existing Conditions

The project site is located in Bladensburg, MD at 5801 Annapolis Road.

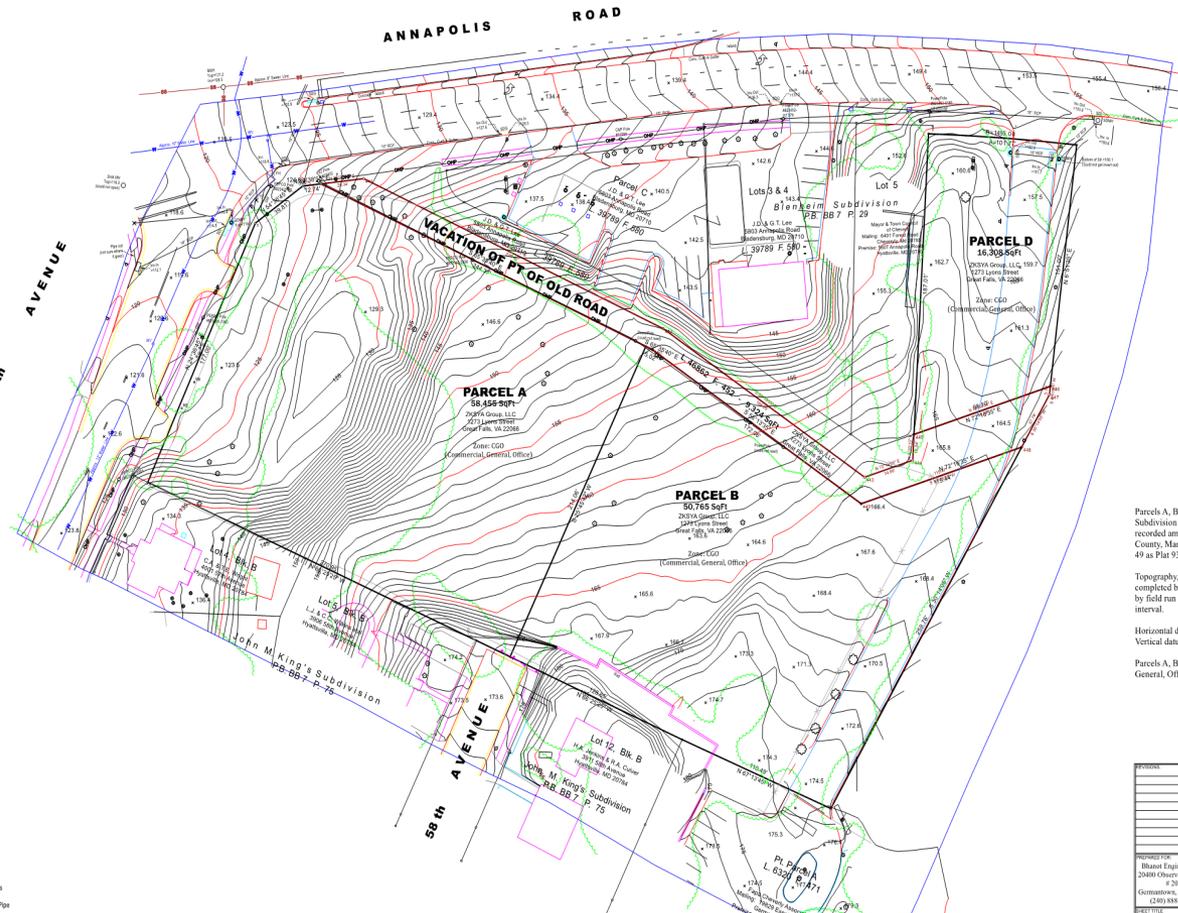
The site is bound by 57th Avenue and Annapolis Rd, with close proximity to major thoroughfares including Baltimore Washington Parkway and Landover Road.

Current land cover: primarily vegetation in the form of tall grass.

The location is ideal for residential use due to its close proximity to desired amenities, including local restaurants, retail, and small businesses



Existing Conditions



NOTES

Parcels A, B & D, as shown, were taken from a Plat of Subdivision titled, "Charles Luria Property" which is recorded among the Land Records of Prince George's County, Maryland Land Records in Plat Book WWV 49 as Plat 93. Recording date: July, 1963.

Topography, as shown, is from a down aerial survey completed by Snyder & McKenzie, and supplemented by field run topo by this office. One (1) foot contour interval.

Horizontal datum: NAD 83
Vertical datum: NAD 83

Parcels A, B & D are zoned: CGO: Commercial, General Office.

LEGEND

- FH Fire Hydrant
- IN Inlet
- MB Metal Barrel
- OP Overhead Power Lines
- P Post
- RCP Reinforced Concrete Pipe
- S Sign
- SDG Storm Drain Grate
- SDI Storm Drain Inlet
- SDMH Storm Drain Manhole
- SMH Storm Manhole
- TP Traffic Pole
- VZ Ventril
- WV Water Valve

I hereby certify that the survey information shown hereon is correct.

John B. Witmer
John B. Witmer
 Professional Land Surveyor
 MD Reg. No. 11668
 Two-year NSLS Professional Land Surveyor
 License Renewal Date: 11/23/2023



<p>PROJECT: 5801 Annapolis Road Parcels A, B & D CHARLES LURIA PROPERTY BLANDENBURG ELECTION DISTRICT PRINCE GEORGES COUNTY, MARYLAND</p>	
<p>DATE: August, 2023</p>	
<p>SCALE: 1" = 30'</p>	
<p>PROJECT: TOPOGRAPHIC SURVEY</p>	
<p>CONTRACT NO.: 23016 A</p>	
<p>DATE: August, 2023</p>	
<p>SCALE: 1" = 30'</p>	



10/14/21

Thomas PC

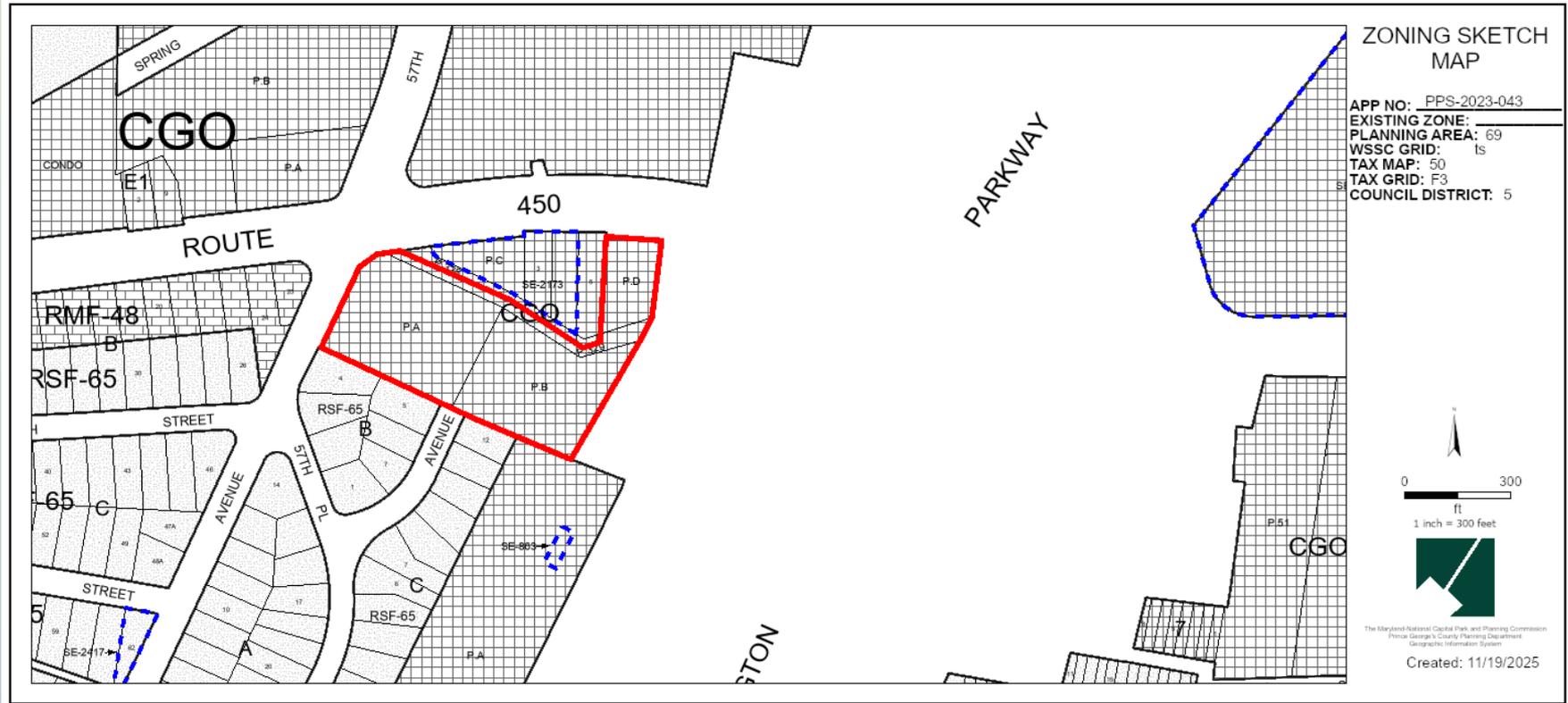
Zoning and Land Use

According to **Prince George's County Zoning Ordinance**, **5801 Annapolis Road** is zoned **CGO** (Commercial, General, and Office Zone)

Bulk, Coverage, and Height Regulations for CGO Zoning:

- **Lot width (min):** 20 feet
- **Front yard depth (min):** 10 feet
- **Side yard depth (min):** 8 feet
- **Rear yard depth (min):** 15 feet
- **Principal structure height (max):** 50 feet

Zoning Sketch Map



Project Description:

ZKSYA Group is proposing a **31-unit townhouse development** on a 3.1 acre site located at **5801 Annapolis Road**. The site is zoned **Commercial, General, and Office (CGO)**.

Proposed Building:

Exterior façade will consist of **brick and stone**. Residences will have **ample natural light** through large windows.

Site Access:

- Existing road from Annapolis Road
- Additional proposed access from 57th Avenue

Parking Requirements:

- Required: **64 spaces**
- Provided: **73 spaces**

Landscape:

- Perimeter parking landscaping
- Landscaping within the site

Site Utilities:

- No existing utilities
- Sanitary, gas, electric, and water connections will tie into existing utilities on Annapolis Rd and 57th Avenue

Drainage:

- Site will drain to proposed underground infrastructure at NW corner
- Stormwater detention and water quality measures will be provided

Proposed Site Layout

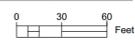
- NOTES:
- THE TOPOGRAPHY AND BOUNDARY INFORMATION SHOWN IS TAKEN FROM A FILED RUN SURVEY PREPARED BY WITMER ASSOCIATES LLC, PROFESSIONAL LAND SURVEYORS.
 - WATER CATEGORY IS W-1; SEWER CATEGORY IS S-1
 - PROPERTY SHOWN ON TAX-MAP-890000
 - PROPERTY SHOWN ON WSSC GRID 203NE07
 - PROPERTY SHOWN ON PG COUNTY SOILS ATLAS SOIL TYPES Cde.
 - A NATURAL RESOURCES INVENTORY MAP/FOREST STAND DELINEATION PLAN (XXXX) WAS APPROVED FOR THIS PROPERTY ON XXXX.
 - A STORM WATER CONCEPT (XXX) FOR THIS PROPERTY WAS APPROVED BY MDGRS ON XXX.
 - THIS SITE IS WITHIN THE SUSTAINABLE GROWTH TIER 1 MASTER PLAN AREA.
 - THE SITE IS LOCATED IN THE ANACOSTIA WATERSHED.
 - SERVING UTILITIES INCLUDE:
 - WATER AND SEWER: WSSC
 - NATURAL GAS: Washington Gas
 - ELECTRIC: PEPCO
 - TELEPHONE: VERIZON
 - PROPERTY ZONING: CGO
 - EXISTING USE: VACANT
 - PROPOSED USE: TOWN HOMES
 - PARKING REQUIRED: 2.04 PER UNIT. 64 SPACES REQUIRED. PARKING PROVIDED: 73
 - TOTAL PROPOSED UNITS: 31
 - BUILDING HEIGHT: 36'

EXISTING ZONING: CGO
PROPOSED ZONING: RT



AREA TABULATION

	ACRE	SF
TOTAL SITE AREA	2.88	125,528
PMA AREA	N/A	N/A
FLOOD PLAIN AREA	N/A	N/A
DEVELOPABLE AREA	2.96	129,081
PROP. IMPERV. AREA	1.24	54,182





PROFESSIONAL ENGINEER
CERTIFICATION

BEI MEMBER: CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED ENGINEER AND THAT I HAVE EXERCISED MY JUDICIAL DUTY.

BHANOT ENGINEERS INC.
1000 ANNAPOLIS ROAD
BLDENBURG, MD 20785
TEL: 301.381.3800 FAX: 301.381.3800



PROJECT TITLE
**5801 ANNAPOLIS ROAD
5801 ANNAPOLIS ROAD,
BLDENBURG, MD 20785**

CONCEPT PLAN

REVISIONS

DISCLAIMER

PROJECT NUMBER
101618

DRAWN BY
WCA

APPROVED BY
VB

DATE
02-25-2024

ORIGINAL SHEET SIZE
36X24

SHOULD MEASURE 1"

SCALE
1"=30'

DRAWING
C-3.0



Townhome Concept



Figure 24-3402(e)(1): Preliminary Plan of Major Subdivision Procedure (Illustrative)			
↓	24-3302	Pre-Application Conference	Required. Conservation subdivision requires subdivision sketch plan
↓	24-3303	Pre-Application Neighborhood Meeting	Required
↓	24-3304	Application Submittal	To Planning Director; Additional Requirements for conservation and zero lot line subdivision
↓	24-3305	Determination of Completeness	Planning Director makes determination
↓	24-3307	Staff Review and Action	Planning Director prepares staff report
↓	24-3308	Scheduling Public Hearing and Public Notice	Required
↓	24-3310	Review and Decision by Decision-Making Body	Planning Board holds hearing, makes decision (conditions allowed)
→	24-3312	Notification to Applicant	Planning Director notifies applicant

Questions

Please send your email addresses to Sharris@bhanotengineers.com for

1. Proof of participation.
2. Email address to mail in today's presentation material (written summary).