



Development Activity Monitoring System Report SDRC Agenda

Committee Chairperson: David Myerholtz - david.myerholtz@ppd.mncppc.org

Please join SDRC at 9:30 a.m. from your computer, tablet, or smartphone.

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Meeting ID: 228 222 179 714 0

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Departures - Prior - Major

DSDS-25001

MARYLAND 95 CORPORATE PARK, REDEVELOPMENT OF LOT 2; REQUEST FOR DEPARTURE FROM SIGN DESIGN GUIDELINES FOR DEVELOPMENT IN THE PRIOR I-3 ZONE, COMPANION TO DSP-98039-04; THE PARCEL IS LOCATED NORTHEAST OF THE INTERSECTION OF SWEITZER LANE AND KONTERRA DRIVE, MD-206, IN LAUREL, MARYLAN

Reviewer: Dexter Cofield

Reviewer Email: Dexter.Cofield@ppd.mncppc.org

Acres: 9.14

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	9.15
IE (INDUSTRIAL, EMPLOYMENT)		9.15

Outparcels: 0
Parcels: 0
Outlots:
Lots:
Planning Area: 60
Councilmanic District: 1
Police Division: VI
Tier: 2
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Mercedes Ward
Planning Board Date: 12/04/2025
SDRC Meeting Date 10/10/2025

Detailed Site Plan - Board Level

DSP-98039-04
DSDS-25001

MARYLAND 95 CORPORATE PARK; SUBDIVISION OF EXISTING BUILDING LOT TO ADD ONE LOT WITH TWO PROPOSED BUILDINGS: DAYCARE AND DRIVE-THRU RESTAURANT; 14400 SWEITZER LANE

Reviewer: Dexter Cofield

Reviewer Email: Dexter.Cofield@ppd.mncppc.org

Acres: 9.14

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	I-3 (PLANNED INDUSTRIAL/EMPLOYMENT PARK)	9.15
IE (INDUSTRIAL, EMPLOYMENT)		9.15

Outparcels: 0

Parcels: 0

Outlots:

Lots:

Planning Area: 60

Councilmanic District: 1

Police Division: VI

Tier: 2

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Mercedes Ward

Planning Board Date: 12/04/2025

SDRC Meeting Date 10/10/2025

Preliminary Plan of Subdivision - Major Residential

PPS-2024-015

GRANDHAVEN; 89 lots and 14 parcels for 89 single-family attached residential dwelling units;
8800 GRANDHAVEN

Reviewer: Jason Bartlett

Reviewer Email: Jason.Bartlett@ppd.mncppc.org

Acres: 11.02

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-18 (MULTIFAMILY MEDIUM-DENSITY RESIDENTIAL)	11.02
RMF-20 (RESIDENTIAL, MULTIFAMILY-20)		11.02

Outparcels: 0

Parcels: 14

Outlots:

Lots: 89

Planning Area: 82A

Councilmanic District: 9

Police Division: V

Tier: 2

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Jeanette Silor

Planning Board Date: 12/04/2025 Scheduled

SDRC Meeting Date 10/10/2025

Departures - Prior - Major

DDS-24005

FAIRVIEW; DEVELOPMENT OF 65 SINGLE FAMILY ATTACHED DWELLINGS.; NORTHWEST QUADRANT OF INTERSECTION OF I-95/495 (CAPITOL BELTWAY AND MD 704 (MARTIN LUTHER KING JR, BOULEVARD)

Reviewer: Meng Sun

Reviewer Email: meng.sun@ppd.mncppc.org

Acres: 7.65

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	C-S-C (COMMERCIAL SHOPPING CENTER)	7.65
CGO (COMMERCIAL, GENERAL AND OFFICE)		7.65

Outparcels: 0

Parcels: 0

Outlots:

Lots:

Planning Area: 73

Councilmanic District: 5

Police Division: II

Tier: 2

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Laura Michaels

Planning Board Date:

SDRC Meeting Date 10/10/2025

Preliminary Plan of Subdivision - Major Residential

PPS-2023-001

SWANN SUBDIVISION; RESIDENTIAL FOR 6 LOTS; 400 FEET NORTHWEST FROM THE INTERSECTION WITH SUITLAND PARKWAY

Reviewer: Hannah Palmer

Reviewer Email: Hannah.Palmer@ppd.mncppc.org

Acres: 2.2

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)		2.2

Outparcels: 0

Parcels: 0

Outlots:

Lots: 6

Planning Area: 75A - Suitland-District Heights & Vicinity

Councilmanic District: 07

Police Division: VIII-WESTPHALIA

Tier: 2-DEVELOPING

Growth Policy Area: ESTABLISHED COMMUNITIES

Historic Site Ind:

Agent Name: ASKO Miljkovic

Planning Board Date:

SDRC Meeting Date 10/10/2025

Detailed Site Plan - Board Level

DET-2024-007

THE MARION; The Marion - DEVELOPMENT OF APPROXIMATELY 37 SINGLE-FAMILY DETACHED AND 435 MULTIFAMILY RESIDENTIAL UNITS AND APPROXIMATELY 5,000 SQUARE FOOT OF COMMERCIAL/RETAIL USE.; NE QUADRANT OF THE INTERSECTION OF CENTRAL AVENUE AND HILL ROAD.

Reviewer: David Myerholtz

Reviewer Email: david.myerholtz@ppd.mncppc.org

Acres: 8.558

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
		26.17
CGO (COMMERCIAL, GENERAL AND OFFICE)		26.17
	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
	C-O (COMMERCIAL OFFICE)	26.17

Outparcels: 0

Parcels: 2

Outlots:

Lots:

Planning Area: 72

Councilmanic District: 5

Police Division: III

Tier: 1

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Julie Soss

Planning Board Date: 12/04/2025

SDRC Meeting Date 10/10/2025

Detailed Site Plan - Board Level

DSP-24015

FAIRVIEW; FAIRVIEW - DEVELOPMENT OF 65 SINGLE-FAMILY ATTACHED DWELLINGS; IN THE NORTHEAST QUADRANT OF INTERSECTION OF I-95/495 (CAPITAL BELTWAY) AND MD 704 (MARTIN LUTHER KING JR. BOULEVARD)

Reviewer: Meng Sun

Reviewer Email: meng.sun@ppd.mncppc.org

Acres: 7.65

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
		7.65
	C-S-C (COMMERCIAL SHOPPING CENTER)	7.65

Outparcels: 0

Parcels: 0

Outlots:

Lots:

Planning Area: 73

Councilmanic District: 5

Police Division: II

Tier: 2

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Edward Gibbs

Planning Board Date:

SDRC Meeting Date 10/10/2025

Specific Design Plan - Board Level

SDP-2504 LOCUST HILL; 210 SFD LOTS; 14721 OAK GROVE ROAD

Reviewer: Te-sheng Huang
Reviewer Email: tesheng.huang@ppd.mncppc.org
Acres: 302.467

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-L (RESIDENTIAL LOW DEVELOPMENT)	505.81
LCD (LEGACY COMPREHENSIVE DESIGN)		505.81

Outparcels: 0
Parcels: 0
Outlots:
Lots:
Planning Area: 79, 74A
Councilmanic District: 6
Police Division: II
Tier: 2
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Dawn Jorgenson
Planning Board Date: 12/04/2025
SDRC Meeting Date 10/10/2025

Departures - Current - Minor

DPT-2025-0001

The Marion; minor departure from Section 27-6903(d)(1); Northeast quadrant of intersection of Central Avenue and Hill Road

Reviewer: David Myerholtz

Reviewer Email: david.myerholtz@ppd.mncppc.org

Acres: 25.638

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
		26.17
CGO (COMMERCIAL, GENERAL AND OFFICE)		26.17
	M-I-O (MILITARY INSTALLATION OVERLAY)	26.17
	C-O (COMMERCIAL OFFICE)	26.17

Outparcels: 0

Parcels: 2

Outlots:

Lots:

Planning Area: 72

Councilmanic District: 5

Police Division: III

Tier: 1

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: McNamee Hosea

Planning Board Date: 12/04/2025

SDRC Meeting Date 10/10/2025

Detailed Site Plan - Legacy - Detailed Site Plan

DET-2024-016

FREEWAY AIRPORT; 297 SINGLE-FAMILY DETACHED LOTS AND ASSOCIATED INFRASTRUCTURE.; located at the southwest corner of the intersection of Church Road and US 50 (John Hanson Highway).

Reviewer: Meng Sun

Reviewer Email: meng.sun@ppd.mncppc.org

Acres: 131.5

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		131.5
	R-A (RESIDENTIAL-AGRICULTURAL)	131.5

Outparcels: 0

Parcels: 0

Outlots:

Lots:

Planning Area: 74A

Councilmanic District: 6

Police Division: II

Tier: 2

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Rachel Leitzinger

Planning Board Date: 12/11/2025

SDRC Meeting Date 10/10/2025