



Development Activity Monitoring System Report SDRC Agenda

Committee Chairperson: Mahsa Vatandoost - mahsa.vatandoost@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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Phone conference ID: 783 433 341#

Comprehensive Design Plan - Amendment - Board Level

CDP-9902-06

OAK CREEK CLUB - LANDBAY T; CREATE 28 SINGLE FAMILY DETACHED LOTS. EIGHT (8) LOTS WILL BE IN THE R-L ZONE AND 20 LOTS WILL BE IN L-A-C ZONE; LOCATED AT THE NORTH-EAST CORNER OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD.

Reviewer: Meng Sun

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

Acres: 4.87

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	L-A-C (LOCAL ACTIVITY CENTER)	8.09
	R-L (RESIDENTIAL LOW DEVELOPMENT)	8.09
LCD (LEGACY COMPREHENSIVE DESIGN)		8.09

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: Andrew Funsch

Planning Board Date: 02/05/2026

SDRC Meeting Date 12/05/2025

Comprehensive Design Plan - Amendment - Board Level

CDP-9903-05

OAK CREEK CLUB - LANDBAY T; THE APPLICANT, CARROLLTON OAK CREEK LLC, IS PROPOSING TO CREATE 28 SINGLE FAMILY DETACHED LOTS. EIGHT (8) LOTS WILL BE IN THE R-L ZONE WITH A MIN. AREA OF 8,000 SQ. FT. THE R; LOCATED AT THE NORTH-EAST CORNER OF THE INTERSECTION OF MARY BOWIE PARKWAY AND SOUTH CHURCH ROAD. THE SUBJECT PROPE

Reviewer: Meng Sun
Reviewer Email: meng.sun@ppd.mncppc.org
Acres:

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-L (RESIDENTIAL LOW DEVELOPMENT)	8.09
	L-A-C (LOCAL ACTIVITY CENTER)	8.09
LCD (LEGACY COMPREHENSIVE DESIGN)		8.09

Outparcels: 0
Parcels: 0
Outlots:
Lots:
Planning Area:
Councilmanic District:
Police Division:
Tier:
Growth Policy Area:
Historic Site Ind:
Agent Name: Andrew Funsch
Planning Board Date: 02/05/2026
SDRC Meeting Date 12/05/2025

Detailed Site Plan - Board Level

DET-2024-010

ENCLAVE AT BRANDYWINE, PHASE 2; Development of 36 single-family attached dwelling units and associated infrastructure.; WEST SIDE OF ROBERT CRAIN HIGHWAY, SOUTH OF CHADDSFORD DRIVE

Reviewer: Meng Sun

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

Acres: 3.479

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	R-T (TOWNHOUSE)	5.44
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		5.44

Outparcels: 0

Parcels: 0

Outlots:

Lots:

Planning Area: 85A

Councilmanic District: 9

Police Division: VII

Tier: 2

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Young Roh

Planning Board Date: 02/12/2026

SDRC Meeting Date 12/05/2025

Detailed Site Plan - Infrastructure Only

DSP-2025-0017

Hyde Landing; Detailed site plan for infrastructure only; Southwest quadrant of intersection of Piscataway Road and Steed Road

Reviewer: Te-sheng Huang
Reviewer Email: tesheng.huang@ppd.mncppc.org
Acres: 425.46

Outparcels: 15
Parcels: 5
Outlots:
Lots:
Planning Area: 81B
Councilmanic District: 9
Police Division: V, VII
Tier: 2
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: CHARLIE HOWE
Planning Board Date: 02/05/2026
SDRC Meeting Date: 12/05/2025

Zoning Map Amendment - Planned Development Zone - Zoning Map Amendment - Planned Development Zone

ZMA-2024-001

25 YACHT PLACE; REQUEST FOR A PLANNED DEVELOPMENT ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM RSF-A TO LTO-PD FOR THE CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DWELLING UNITS.; THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF MD 214 AND YACHT PLACE.

Reviewer:Ellen Shadle

Reviewer Email:ellen.shadle@ppd.mncppc.org

Acres:1.98

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RSF-A (RESIDENTIAL, SINGLE-FAMILY ATTACHED)		1.98

Outparcels:0

Parcels:23

Outlots:

Lots:

Planning Area:72

Councilmanic District:7

Police Division:III

Tier:1

Growth Policy Area:Established Communities

Historic Site Ind:

Agent Name:ARTHUR J Horne, Jr.

Planning Board Date:01/22/2026

SDRC Meeting Date12/05/2025

12/02/2025
9:02:38 PM