



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.

[Join the meeting now](#)

Meeting ID: 228 222 179 714 0

Passcode: pr9LE2HY

Dial in by Phone

+1 443-961-1463, 783433341# United States, Baltimore

[Find a local number](#)

Phone conference ID: 783 433 341#

Detailed Site Plan - Amendment - Board Level

DSP-2026-0004

CAPITAL PLAZA EASTERN PAD SITE; Development of a 2,335-square-foot eating and drinking establishment with drive through service; On the north side of Annapolis Road (MD 450), approximately 1,500 feet east of its intersection with MD 295 (Baltimore Washington Parkway)

Reviewer: Quincy Langford

Reviewer Email: Quincy.Langford@ppd.mncppc.org

Acres: 43.815

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)	C-S-C (COMMERCIAL SHOPPING CENTER)	
	D-D-O (DEVELOPMENT DISTRICT OVERLAY)	
RSF-65 (RESIDENTIAL, SINGLE-FAMILY-65)	R-55 (ONE FAMILY DETACHED RESIDENTIAL)	

Outparcels: 0

Parcels: 1

Outlots:

Lots:

Planning Area: 69

Councilmanic
District: 3

Police Division: 1

Tier: 1

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Tim Longfellow

Planning Board Date: 05/28/2026

SDRC Meeting Date 04/10/2026

Detailed Site Plan - Board Level

DSP-25002

METRO CITY; MIXED USE DEVELOPMENT; 4,000 FEET SOUTHWEST FROM THE INTERSECTION OF OLD CENTRAL AVENUE (RTE. 214) AND ADDISON ROAD.

Reviewer: Te-sheng Huang
Reviewer Email: tesheng.huang@ppd.mncppc.org
Acres: 39.68

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RMF-48 (RESIDENTIAL, MULTIFAMILY-48)		39.68
	M-X-T (MIXED USE TRANSPORTATION ORIENTED)	39.68

Outparcels: 0
Parcels: 10
Outlots:
Lots:
Planning Area: 75A
Councilmanic District: 7
Police Division: VIII
Tier: 1
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Massoud Towhidi
Planning Board Date: 05/28/2026
SDRC Meeting Date 04/10/2026

Detailed Site Plan - Legacy - Detailed Site Plan

DET-2024-009

THE MARK AT COLLEGE PARK; Development of 590 multifamily dwelling units within two buildings, with associated site infrastructure and amenities, including a central promenade; Along the north side of Hartwick Road and south side of Knox Road, approximately 500 feet west of the intersection of US 1 (Baltimore Avenue) and Knox Road

Reviewer: Te-sheng Huang
Reviewer Email: tesheng.huang@ppd.mncppc.org
Acres: 4.53

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE))		4.53
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	4.53

Outparcels: 0
Parcels: 1
Outlots:
Lots:
Planning Area: 66
Councilmanic District: 3
Police Division: I
Tier: 1
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Joe Dimarco
Planning Board Date: 06/04/2026
SDRC Meeting Date 04/10/2026

Preliminary Plan of Subdivision - Major Residential

PPS-2024-016

THE MARK AT COLLEGE PARK; The Mark at College Park: One parcel for development of 679 multifamily dwelling units; Along the north side of Hartwick Road and south side of Knox Road, approximately 500 feet west of the intersection of US 1 (Baltimore Avenue) and Knox Road.

Reviewer: Jason Bartlett

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

Acres: 4.53

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
RTO-L-c (REGION TRANSIT-ORIENT, LOW-INTENS (CORE))		4.53
	R-10 (MULTIFAMILY HIGH DENSITY RESIDENTIAL)	4.53

Outparcels: 0

Parcels: 1

Outlots:

Lots: 0

Planning Area: 66

Councilmanic District: 3

Police Division: 1

Tier: 1

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Joe Dimarco

Planning Board Date: 05/28/2026

SDRC Meeting Date 04/10/2026

Special Exception - Special Exception

SPE-2024-013

SIGNATURE FUNERAL ALTERNATIVES; SIGNATURE FUNERAL ALTERNATIVES-Special exception to permit water cremation services in the IE (Industrial, Employment) Zone.; LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF ASHWOOD DRIVE AND DUNMORE PLACE

Reviewer: Candra Teshome

Reviewer Email: candra.teshome@ppd.mncppc.org

Acres: 0.53

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-I-O (MILITARY INSTALLATION OVERLAY)	0.53
IE (INDUSTRIAL, EMPLOYMENT)		0.53
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0.53
	I-1 (LIGHT INDUSTRIAL)	0.53

Outparcels: 0

Parcels: 0

Outlots:

Lots:

Planning Area: 75A

Councilmanic District: 6

District:

Police Division: III

Tier: 1

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Lynetta Cooper

Planning Board Date: 06/04/2026

SDRC Meeting Date 04/10/2026