



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

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Dial in by Phone

[+1 443-961-1463](#), 783433341# United States, Baltimore

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Phone conference ID: 783 433 341#

Preliminary Plan of Subdivision - Major Mixed Use

PPS-2023-039

CHEVERLY HILL; Cheverly Hill; 160 Lots and 35 Parcels for development of 160 townhouse and 1,180 multifamily residential dwelling units, 70,000 square feet of existing medical office space, 39,725 square feet of commercial space, and a 71-room hotel; On the south side of I-295, approximately 900 feet south of its intersection with MD 202.

Reviewer: Mahsa Vatandoost

Reviewer Email: Mahsa.Vatandoost@ppd.mncppc.org

Acres: 44.18

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
CGO (COMMERCIAL, GENERAL AND OFFICE)		44.18

Variation/Variance	
Section	Definition
25-122(b)(1)(G)	removal of specimen trees
24-4102(c)	Minimum lot depth adjacent to arterial road
25-122(b)(1)(G)	PUE along public & private roads

Outparcels: 0
Parcels: 35
Outlots:
Lots: 160
Planning Area: 69
Councilmanic District: 5
Police Division: I
Tier: 1
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Young Roh
Planning Board Date: 04/02/2026
SDRC Meeting Date 02/13/2026

Preliminary Plan of Subdivision - Major Mixed Use

PPS-2025-0022

RST New Carrollton; RST New Carrollton: One parcel for mixed-use development consisting of 300 multifamily dwelling units and 3,000 square feet of community space; On south side of MD 450 (Annapolis Road), approx. 500 feet east of its intersection with MD 410 (Veterans Parkway)

Reviewer: Jason Bartlett

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

Acres: 4.293

Outparcels: 0

Parcels: 1

Outlots:

Lots: 0

Planning Area: 69

Councilmanic
District: 3

Police Division: I

Tier: 1

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Danny Copeland

Planning Board Date: 04/02/2026 Scheduled

SDRC Meeting Date 02/13/2026

Special Exception - Special Exception

SPE-2025-007 **BETTER CHILDCARE - CHILDCARE, TUTORING, AND AFTER; BETTER CHILDCARE - CHILDCARE, TUTORING, AND AFTERCARE-Special Exception for a day care center for children, for up to 148 children, with a fenced outdoor play area.; 135 FEET ON LEFT AT INTERSECTION OF OLD BRANCH AVE AND COOLRIDGE DRIVE IN CLINTON MARYLAND**

Reviewer: Jeremy Hurlbutt
Reviewer Email: Jeremy.Hurlbutt@ppd.mncppc.org
Acres: 0.534

Zoning Acreage Breakdown		
Current Zoning	Prior Zoning	Zoning Acreage
	M-I-O (MILITARY INSTALLATION OVERLAY)	0.92
MIO (MILITARY INSTALLATION - HEIGHT OVERLAY)		0.92
CS (COMMERCIAL, SERVICE)		0.92
	C-M (COMMERCIAL MISCELLANEOUS)	0.92

Outparcels: 0
Parcels: 2
Outlots:
Lots:
Planning Area: 81A
Councilmanic District: 9
Police Division: V
Tier: 2
Growth Policy Area: Established Communities
Historic Site Ind:
Agent Name: Anthony Williams
Planning Board Date:
SDRC Meeting Date 02/13/2026