



**Development Activity Monitoring System Report**  
**SDRC Agenda : 04/24/2026**

**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**

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

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**Phone conference ID: 783 433 341#**

**Comprehensive Design Plan - Amendment - Board Level**

**CDP-9306-06**

**BAILEY'S VILLAGE LOT 10; Amendment to develop up to 34 residential units over retail/office and 6,000 to 10,000 square feet of retail/office space within two buildings by reducing the minimum amount of retail/office space to 6,000 to 10,000 square feet, amending the total acres of residential and commercial areas, and updating the associated CDP plan and text to reflect these changes; South of Floral Park Road, at its intersection with Saint Mary's View Road**

Reviewer: Te-sheng Huang

Reviewer Email: tesheng.huang@ppd.mncppc.org

Acres: 1.647

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
LCD (LEGACY COMPREHENSIVE DESIGN)		1.65
	L-A-C (LOCAL ACTIVITY CENTER)	1.65

Outparcels: 0

Parcels: 0

Outlots: 0

Lots: 0

Planning Area: 84  
Councilmanic District: 9  
Police Division: VII  
Tier: 2  
Growth Policy Area: Established Communities  
Historic Site Ind:  
Agent Name: Amy Sommer  
Planning Board Date: 06/11/2026  
SDRC Meeting Date 04/24/2026

**Detailed Site Plan - Amendment - Board Level**

DSP-2025-0036

**Mill Branch Crossing - Arby's; Development of a 1,910-square-foot eating and drinking establishment with drive-through service.; On the east side of US 301 (Robert Crain Highway), approximately 200 feet north of its intersection with Mill Branch Road**

Reviewer: Dexter Cofield

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

Acres: 0.93

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
	C-S-C (COMMERCIAL SHOPPING CENTER)	0.93

Outparcels: 0

Parcels: 0

Outlots: 0

Lots: 1

Planning Area: 71B

Councilmanic District: 4

Police Division: II

Tier: 2

Growth Policy Area: Established Communities

Historic Site Ind:

Agent Name: Kevin Foster

Planning Board Date: 06/25/2026

SDRC Meeting Date 04/24/2026

**Detailed Site Plan - Board Level**

DET-2022-004

**THE PAVILION AT LOTTSFORD; Development of 769 multifamily dwelling units in three buildings and 51,781 non-residential use, with associated infrastructure and amenities.; Located in the southwest quadrant of the intersection of Lottsford Road and McCormick Drive.**

Reviewer: Meng Sun  
Reviewer Email: meng.sun@ppd.mncppc.org  
Acres: 9.61

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
RTO-H-c (REGION TRANSIT-ORIENT, HIGH-INTENS (COPE))		9.61

Outparcels: 0  
Parcels: 1  
Outlots: 0  
Lots: 0  
Planning Area: 73  
Councilmanic District: 6  
Police Division: II  
Tier: 1  
Growth Policy Area: Established Communities  
Historic Site Ind:  
Agent Name: ARTHUR J. HORNE, JR. ESQ.  
Planning Board Date: 06/18/2026 Scheduled  
SDRC Meeting Date 04/24/2026

**Detailed Site Plan - ETOD - Board Level**

DSP-2026-0009

**Largo Station; ETOD Detailed Site Plan for the construction of 269 multifamily dwelling units and 1,990 square-feet of commercial/retail space in one building; In the southeast quadrant of the intersection of Largo Drive West and Harry S. Truman Drive.**

Reviewer: Dexter Cofield  
Reviewer Email: Dexter.Cofield@ppd.mncppc.org  
Acres: 3.669

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
	M-U-I (MIXED USE INFILL)	3.669

Outparcels: 0  
Parcels: 1  
Outlots: 0  
Lots: 0  
Planning Area: 73  
Councilmanic District: 6  
Police Division: II  
Tier: 1  
Growth Policy Area: Established Communities  
Historic Site Ind:  
Agent Name: Donald Nelson  
Planning Board Date: 06/11/2026  
SDRC Meeting Date 04/24/2026

**Special Exception - Special Exception**

**SPE-2023-008**

**KLUB KID DAYCARE; DEVELOPMENT OF KLUB KID DAY CARE FACILITY WITH ASSOCIATED SURFACE PARKING, SWM FACILITIES AND REQUIRED UTILITIES; LOCATED APPROXIMATELY 1200 FT NORTHWEST FORM INTERSECTION MD RT5 AND ALLENTOWN RD**

Reviewer: Evan King  
Reviewer Email: evan.king@ppd.mncppc.org  
Acres: 0.87

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
RSF-95 (RESIDENTIAL, SINGLE-FAMILY-95)		0.87

<b>Variation/Variance</b>	
<b>Section</b>	<b>Definition</b>
25-122(b)(1)(G)	Preservation of specimen, champion or historic trees

Outparcels: 0  
Parcels: 0  
Outlots: 0  
Lots: 0  
Planning Area: 76B - Henson Creek  
Councilmanic District: 08  
Police Division: IV-OXON HILL  
Tier: 1-DEVELOPED  
Growth Policy Area: ESTABLISHED COMMUNITIES  
Historic Site Ind:  
Agent Name: Asko Miljkovic  
Planning Board Date: 06/11/2026  
SDRC Meeting Date 04/24/2026

**Specific Design Plan - Amendment - Board Level**

SDP-2026-0013

**NORDSTROM DISTRIBUTION CENTER PARKING EXPANSION; Trailer storage yard addition to an existing warehouse facility.; 839 COMMERCE DRIVE, UPPER MARLBORO**

Reviewer: Quincy Langford  
Reviewer Email: Quincy.Langford@ppd.mncppc.org  
Acres: 27.85

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
IH (INDUSTRIAL, HEAVY)	E-I-A (EMPLOYMENT AND INSTITUTIONAL AREA)	27.85

Outparcels: 0  
Parcels: 0  
Outlots: 0  
Lots: 1  
Planning Area: 74A  
Councilmanic District: 4  
Police Division: II  
Tier: 2  
Growth Policy Area: Established Communities  
Historic Site Ind:  
Agent Name: Jonathan Arevalo  
Planning Board Date: 06/18/2026  
SDRC Meeting Date 04/24/2026

**Specific Design Plan - Board Level**

**SDP-2025-0015**

**Saddle Ridge; Development of 450 single-family detached homes and 253 single-family attached homes, with infrastructure improvements; South of Floral Park Road and north of MD 373 (Accokeek Road), approximately one mile west of the intersection of MD 373 and Brandywine Road**

Reviewer: Te-sheng Huang  
Reviewer Email: tesheng.huang@ppd.mncppc.org  
Acres: 289.36

<b>Zoning Acreage Breakdown</b>		
<b>Current Zoning</b>	<b>Prior Zoning</b>	<b>Zoning Acreage</b>
LCD (LEGACY COMPREHENSIVE DESIGN)	R-S (RESIDENTIAL SUBURBAN DEVELOPMENT)	289.36

Outparcels: 0  
Parcels: 96  
Outlots: 0  
Lots: 703  
Planning Area: 85A  
Councilmanic District: 9  
Police Division: VII  
Tier: 2  
Growth Policy Area: Established Communities  
Historic Site Ind:  
Agent Name: Christine Gillette  
Planning Board Date: 06/11/2026 Scheduled  
SDRC Meeting Date 04/24/2026