

Current Projects

7/10/2025							
Project Name	Address	Description	Status	Type	Approval Status / Number / Expiration	FCA Status	Also Known As
AutoZone	1942 West Street	Demo existing structures, construct new 7,400 SF building, associated parking and underground stormwater management.	Planning Commision approval May 1, 2025.	Commercial	SDP-2024-00033 Approved by PC. Minor SDP comments being addressed and anticipate approval at the end of this round of comments. Following SDP approval applicant to submit Grading and Building permits.	Preliminary Forest Conservation Plan submitted and meets the required afforestation. Final FCP will be submitted with grading permit.	
Bay Village II, Bay Village Suites	960 Bay Village Drive	Proposed development of independent living facility, on property located at 960 Bay Village Drive.	Planning Commission Opinion 4/7/2022	Institutional	SDP2020-006 Approved SUB2021-004 Approved GRD22-0033 Review	To be amended	
City Dock	144 Compromise St	City Dock Resiliency Improvements	Approved. BGE actively working.	Public Park	SDP-2023-00054 Approved HPC-2023-00342 Approved GRD-2024-00020 Issued	N/A -- Critical Area	
City Dock - Harbor Master/ Maritime Welcome Center	69 Prince George St	City Dock Resiliency Improvements	Approved.	Public Park	SDP-2024-00031 Approved HPC-2024-00296 Approved GRD-2023-00039 Issued BLDC-2023-00296 Issued	N/A -- Critical Area	
Griscom Square	Tyler Avenue / Bay Ridge Avenue	12 single family dwelling Res Planned Development	Phase 1 for MPDU: completed and occupancy issued. Phase II Construction: Pre Construction meeting on 7/9/25. Stake Out of Phase I (LOD) on or about 7/14-18/25. Demo Permit in review. Updated Traffic Control Plan to be submitted in approximately 2 weeks. Day work for utility extension in Tyler Avenue. RYAN DEVELOPMENT GROUP, LLC	Residential	FSD2014-002 Approved FCP2015-002 Approved GRD16-0003 Issued ADM2021-002 Approved	Approved	
Lofts at Eastport Landing	Chesapeake Avenue	Site Design application to redevelop an approximately 2 acre portion of the existing Eastport Shopping Center site (6.75 acres) with a proposed project consisting of 98 rental apartments units with retail and/or commercial uses on portions of the ground floor. The commercial/retail component comprises approximately 3,029 square feet. Parking areas of 150 structured spaces are located within the proposed garage.	Site design application approved. Appeal of site design approval has been filed. Hearing on preliminary motions held Feb. 20, 2019. Decision issued March 26, 2019. Hearing on merits held June 4, 2019 and July 17, 2019. APF approval remanded to Planning and Zoning. APF reissued. Reissue appealed. Board of Appeals remanded to PZ. Appealed to Circuit Court--Opinion issued 5/2/2022 back to the Board of Appeals which remanded back to P&Z. APF w/ Mitigation approved June 30, 2023. APF w/Mitigation appealed August 08, 2023. All appeals exhausted.	Mixed Use	PD 2016-002 Cancelled SDP 2018-006 Approved APL2018-002 Remand APL2020-002 Remand APL2023-002 Review	No FSD required, more than 50% Critical Area	Eastport Shopping Center Mixed Use Project / Eastport Commons
Parkside Preserve	745 Annapolis Neck Road	Residential Planned Development 66 SF + 86 TH (19 MPDUs) = 152 units. Reduced to 44 SF + 86 TH	Grading permit issued. Under construction. All townhouse permits issued. Single-family permits under review	Residential	FSD2015-002 Approved PD2010-004 Approved GRD15-0026 Issued	Approved	Reserve at Quiet Waters
Parole Place	103 Old Solomon's Island Road	A planned unit development including retail, multi-family and townhouse uses. There are 90 residential over retail units proposed and 68 townhomes proposed. Plats have been submitted and are in review.	Planning Commission Approved 9/11/24. Applicant has yet to submit building and grading permit applications.	Mixed Use	FSD2017-001 Approved FCP2017-008 Pending Revisions PD2017-002 Approved SUB2017-010 In Review	Approved	
Primrose School	181 Hilltop Lane	Building open. Final traffic and road widening implementation awaiting BGE utility relocation.	Constructed	Commercial	FSD2020-001 Approved FCP2020-004 Approved SDP2020-005 Approved SE2020-006 Approved BLD22-0168 issued GRD22-0010 issued	Approved	

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Rocky Gorge/Athens	Aris T. Allen Blvd / Yawl Rd.	17 SF + 31 TH (6 MPDUs) = 48 units. Planned development known as Aris T. Allen Boulevard, Lots 1-48. 17 single-family + 31 townhouses (6 MPDU's)	New Site Design Review, Building and Grading permits will be required for development.	Residential	Planned Development original approval for 48 units approved in 2006 FSD2014-001 Approved PD2016-001 (modification of original approval) Denied GRD20-0013 Canceled BLDR-2023-00144 VOID	Approved	
Stokes Farm	1316 Bay Ridge	8 Lot Subdivision (1 Existing, 7 New)	Applicant has recently resubmitted design drawings which are currently being reviewed. This project is penciled in on the Planning Commision agenda for June 5, 2025.	Residential	SUB-2024-00005 In Review		
West Village	161 West Street	Proposed 3-story mixed-use structure. 1st floor restaurant 2nd & 3rd floors (3 units per floor)	Site Design Approved Permit Review	Mixed Use	SDP2022-003 Approved (EXP. 5/18/24) BLDC-2023-00084	N/A Under 40,000sf	
Willows at Forest Drive	1701 Forest Drive	Special Mixed Planned Development with 58 affordable housing units and business incubator space.	Under Construction	Mixed Use	PD2022-001 Approved FCP2022-001 Prelim. Approved SUB2022-003 Approved GRD-2023-00021 Approved	Approved	
Villages at Providence Point	2625 Masque Farm Road/Spa Road and Forest Drive	Proposed Institution for the care of the Aged as a Continuing Care Retirement Community with large multi-purpose building and 30 residential cottages, along with 2 multi-residence apartment buildings	FSD approved under previous Crystal Spring proposal. Prelim Forest Conservation Prelim Approval. Planning Development Planning Commission Opinion 3/31/2022 Planning Commission issued Amended Opinion per Court Order Second Appeal filed to Circuit Court. Subdivision plats are being circulated for signature.	Institutional	FCP2017-006 Prelim Approval PD2019-001 Approved SUB2017-004 Approved GRD22-0023 Review BLD22-0636 Review BLD22-0637 Review	FSD Approved FCP2017-006 Prelim Approval	Former Crystal Springs site

Legend

- ADM
- APF
- BLD
- BMP
- DEM
- FCA
- FCP
- FSD
- Administrative Interpretation
- Adequate Public Facilities
- Building permit
- Buffer Management Plan
- Demolition permit
- Forest Conservation Act
- Forest Conservation Plan
- Forest Stand Delineation

Legend

- GRD
- HPC
- MPDU
- PD
- RNC
- SDP
- SE
- SUB
- VAR
- No Change
- Grading permit
- Historic Preservation Commission
- Moderately Priced Dwelling Unit
- Planned Development
- Residential Neighborhood Conservation Site Design
- Site Design Plan Review
- Special Exception
- Subdivision
- Variance