



# SDRC Agenda

3/20/2020

Committee Chairperson: Thomas Burke

## SUBDIVISION

**4-19040**      **WOODYARD STATION; 120 LOTS AND 10 PARCELS FOR THE DEVELOPMENT OF 116 SINGLE-FAMILY ATTACHED AND 158 MULTIFAMILY UNITS WITH 1,000 SQ FT OF COMMERCIAL; ON THE NORTH SIDE OF MD 223 (WOODYARD ROAD) APPROX. 0.40 MILES WEST OF THE INTERCHANGE FROM MD 5 (BRANCH AVENUE)**

REVIEWER: DIAZ-CAMPBELL, 301-952-3665, [Eddie.Diaz-Campbell@ppd.mncppc.org](mailto:Eddie.Diaz-Campbell@ppd.mncppc.org)

ACRES: 21.82

**ZONING:**

M-I-O 0.00 Acres

M-X-T 21.82 Acres

OUTPARCELS: 0

PARCELS: 10

OUTLOTS: 0

LOTS: 120

PLANNING AREA: 81A

COUNCILMANIC DISTRICT: 09

POLICE DISTRICT: 5

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: CSP-19008

HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

25-122(b)(1)(G) Preservation of specimen, champion or historic trees

24-128(b)(7)(A) Private Road and Easements in Comprehensive Design & Mixed-Use Zones

AGT NAME: MORRIS & RITCHIE ASSOC.

PLANNING BOARD      DATE: 4/23/2020      PENDING      70 DAY (3/13/20) WAIVER RECEIVED WITH ACCEPTANCE PACKAGE

SDRC MEETING      DATE: 1/24/2020      SCHEDULED

SDRC MEETING      DATE: 3/20/2020      SCHEDULED      **3/10 VARIATION REC'D**

4-16016

**BHARAT DARSHAN; SUBDIVIDE PROPERTY INTO ONE PARCEL TO ACCOMMODATE THE CONSTRUCTION OF A NEW 9000 SQUARE FOOT TEMPLE; NORTHWEST QUADRANT OF BRANCH AVE AND BRANDYWINE RD, ENTRANCE ON BRANDYWINE RD 1600 FT FROM THE INTERSECTION**

REVIEWER: EDDIE DIAZ-CAMPBELL, 301-952-3665, [Eddie.Diaz-Campbell@ppd.mncppc.org](mailto:Eddie.Diaz-Campbell@ppd.mncppc.org)

ACRES: 14.00  
**ZONING:**  
 C-O 14.00 Acres  
 OUTPARCELS: 0  
 PARCELS: 1  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 85A  
 COUNCILMANIC DISTRICT: 09  
 POLICE DISTRICT: 5  
 TIER: Developing  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 HISTORIC SITE IND: NO  
 AGT NAME: MATTHEW C. TEDESCO

PLANNING BOARD	DATE: 5/7/2020	PENDING	70 DAY LIMIT 5/11/20
SDRC MEETING	DATE: 3/20/2020	SCHEDULED	

**URBAN DESIGN**

**DSP-16037-01 BROOKS DRIVE PROPERTY; FOR THE CONSTRUCTION OF A 5,619 SQUARE FOOT CONVENIENCE STORE WITH GAS STATION; LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF BROOKS DRIVE AND MD 4 (PENNSYLVANIA AVENUE)**

REVIEWER: BUSH, JONATHAN, 301-780-2458, [Jonathan.Bush@ppd.mncppc.org](mailto:Jonathan.Bush@ppd.mncppc.org)

ACRES: 11.04  
**ZONING:**  
 R-10 11.04 Acres  
 OUTPARCELS: 0  
 PARCELS: 4  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 75A  
 COUNCILMANIC DISTRICT: 07  
 POLICE DISTRICT: 8  
 TIER: Developed  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-16037  
 HISTORIC SITE IND: NO  
 AGT NAME: RODGERS CONSULTING INC.

PLANNING BOARD	DATE: 5/7/2020	PENDING	70 DAY LIMIT: 5-8-2020
SDRC MEETING	DATE: 3/20/2020	SCHEDULED	

DSP-18020

**CAMBRIDGE AT WESTPHALIA; REDEVELOP PARCEL 1 FOR APPROXIMATELY 38,400 SQUARE FEET OF OFFICE SPACE AND UP THE 324,480 SQUARE FEET OF WAREHOUSE.; LOCATED ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 1,440 FEET WEST OF MELWOOD DRIVE**

REVIEWER: BURKE, THOMAS, 301-952-4534, [Thomas.Burke@ppd.mncppc.org](mailto:Thomas.Burke@ppd.mncppc.org)

ACRES: 68.94

**ZONING:**

M-I-O	0.00 Acres
M-X-C	68.94 Acres
OUTPARCELS:	0
PARCELS:	1
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	78
COUNCILMANIC DISTRICT:	06
POLICE DISTRICT:	8
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	CSP-11003
HISTORIC SITE IND:	NO
AGT NAME:	BOHLER ENGINEERING

PLANNING BOARD	DATE: 5/7/2020	PENDING	70 DAY: 5-8-2020
SDRC MEETING	DATE: 3/20/2020	SCHEDULED	

DSP-19019

**BURGER KING #1151; FOR THE REMOVAL OF 55 SQUARE FEET AND AN ADDITION OF 69 SQUARE FEET ALONG WITH FACADE AND SIGNAGE IMPROVEMENTS; LOCATED ON THE SOUTH SIDE OF BALTIMORE AVENUE, APPROXIMATELY 210 FEET NORTHEAST OF ITS INTERSECTION WITH EWING ROAD**

REVIEWER: BUSH, JONATHAN, 301-780-2458, [Jonathan.Bush@ppd.mncppc.org](mailto:Jonathan.Bush@ppd.mncppc.org)

ACRES: 0.52

**ZONING:**

I-1	0.52 Acres
OUTPARCELS:	0
PARCELS:	1
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	61
COUNCILMANIC DISTRICT:	01
POLICE DISTRICT:	6
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	MCNAMEE & HOSEA

PLANNING BOARD	DATE: 5/14/2020	PENDING	70 DAY: 5-14-2020
SDRC MEETING	DATE: 3/20/2020	SCHEDULED	

DSP-19040

**AMBER RIDGE; CONSTRUCTION OF 187 SINGLE-FAMILY ATTACHED DWELLINGS AND THE ASSOCIATED SITE IMPROVEMENTS; WEST SIDE OF US 301 (CRAIN HIGHWAY), APPROXIMATELY 1,200 FEET SOUTH OF ITS INTERSECTION WITH MITCHELLVILLE ROAD**

REVIEWER: BISHOP, ANDREW, 301-952-4897, [Andrew.Bishop@ppd.mncppc.org](mailto:Andrew.Bishop@ppd.mncppc.org)

ACRES: 19.04

**ZONING:**

M-X-T 19.04 Acres  
OUTPARCELS: 0  
PARCELS: 24  
OUTLOTS: 0  
LOTS: 187  
PLANNING AREA: 74B  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-16007  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 5/14/2020 PENDING 70 DAY: 5-15-2020  
SDRC MEETING DATE: 3/20/2020 SCHEDULED

DSP-19066

**FALLEN OAK TOWNHOMES; APPROVAL OF A DETAILED SITE PLAN FOR 44 TOWNHOUSES IN THE M-X-T ZONE; NORTH SIDE OF DYSON ROAD, APPROXIMATELY 1,200 FEET NORTHEAST OF THE INTERSECTION OF MD 381 AND DYSON ROAD**

REVIEWER: BURKE, THOMAS, 301-952-4534, [Thomas.Burke@ppd.mncppc.org](mailto:Thomas.Burke@ppd.mncppc.org)

ACRES: 8.84

**ZONING:**

M-X-T 8.84 Acres  
OUTPARCELS: 1  
PARCELS: 8  
  
OUTLOTS: 0  
LOTS: 44  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-16005  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

25-122(b)(1)(G) Preservation of specimen, champion or historic trees

AGT NAME: MASER CONSULTING, P.A

PLANNING BOARD DATE: 5/14/2020 PENDING 70 DAY: 5-15-2020  
SDRC MEETING DATE: 3/20/2020 SCHEDULED

**ZONING**

**A-8589-04**

**BOWIE TOWN CENTER; AMENDMENT TO THE BASIC PLAN FOR 670 ADDITIONAL DWELLING UNITS AN TO ALLOW RESIDENTIAL MIXED-USE DEVELOPMENT WITHIN THE RETAIL CENTER ON LOT 6 (FORMER SEARS LOT).; NORTHWEST OF EVERGREEN PKWY, EAST OF TOWN CENTER BLVD**

REVIEWER: DIAZ CAMPBELL, EDDIE, 301-952-3665, [Eddie.Diaz-Campbell@ppd.mncppc.org](mailto:Eddie.Diaz-Campbell@ppd.mncppc.org)

ACRES: 10.81  
**ZONING:**  
M-A-C 10.81 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 1  
PLANNING AREA: 71B  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: A-8589-02  
HISTORIC SITE IND: NO  
AGT NAME: BOHLER ENGINEERING

PLANNING BOARD      DATE: 5/7/2020      PENDING      70 DAY LIMIT 5-13-20  
SDRC MEETING      DATE: 3/20/2020      SCHEDULED