



# SDRC Agenda

1/6/2023 Committee Chairperson: Mridula Gupta

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## SUBDIVISION

4-21035

MD CLINTON WOODYARD; ONE PARCEL FOR 6,837 SQUARE FEET OF COMMERCIAL DEVELOPMENT.; ON THE SOUTH SIDE OF WOODYARD ROAD APPROX. 330 FT EAST OF THE INTERSECTION OF BRANDYWINE ROAD AND WOODYARD ROAD

REVIEWER:	DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE:	301-952-3665
REVIEWER EMAIL:	Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES:	1.11
<b><u>ZONING:</u></b>	
CGO	1.11 Acres
MIO	0.00 Acres
OUTPARCELS:	0
PARCELS:	1
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	81A
COUNCILMANIC DISTRICT:	09
POLICE DIVISION:	13 -V
TIER:	DEVELOPING
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO

**VARIANCE/VARIATION REQUEST:**

24-121(a)(3) Access to arterial or higher

AGT NAME: MATTHEW C. TEDESCO

PLANNING BOARD	DATE: 3/2/2023	SCHEDULED	70 DAY COUNT = MARCH 9,2023
SDRC MEETING	DATE: 1/6/2023	SCHEDULED	

**BRIGHTSEAT INDUSTRIAL; ONE PARCEL FOR 152,080 SQUARE FEET OF INDUSTRIAL DEVELOPMENT.; EAST SIDE OF BRIGHTSEAT ROAD ACROSS FROM ITS INTERSECTION WITH JERICHO CITY DRIVE**

REVIEWER: HEATH, ANTOINE  
 REVIEWER PHONE: 301-952-3554  
 REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org  
 ACRES: 12.04

**ZONING:**

IH 12.04 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 72  
 COUNCILMANIC DISTRICT: 05  
 POLICE DIVISION: 11 -III  
 TIER: DEVELOPING  
 GROWTH POLICY AREA: EMPLOYMENT AREA  
 PARENT CASE NO: CSP-22003  
 HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

24-122(a) public facilities requirements Utility Easements

AGT NAME: THOMAS H HALLER

PLANNING BOARD	DATE: 3/2/2023	PENDING	70 DAYS: 3-14-2023
SDRC MEETING	DATE: 1/6/2023	SCHEDULED	

**URBAN DESIGN**

**CSP-21006 HYATTSVILLE BRIGHTSEAT ROAD; DEVELOPMENT OF A 3,939 SQUARE-FOOT GAS STATION WITH A FOOD AND BEVERAGE STORE; NE QUADRANT OF THE INTERSECTION OF MEDICAL CENTER DRIVE AND BRIGHTSEAT ROAD**

REVIEWER: GUPTA, MRIDULA  
 REVIEWER PHONE: 301-952-3504  
 REVIEWER EMAIL: MRIDULA.GUPTA@PPD.MNCPPC.ORG  
 ACRES: 5.30

**ZONING:**

IE 5.00 Acres  
 OUTPARCELS: 0  
 PARCELS: 1  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 72  
 COUNCILMANIC DISTRICT: 05  
 POLICE DIVISION: 11 -III  
 TIER: DEVELOPED  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 HISTORIC SITE IND: NO  
 AGT NAME: BOHLER ENGINEERING

PLANNING BOARD	DATE: 3/2/2023	SCHEDULED	70 DAY LIMIT IS 3-7-2022
SDRC MEETING	DATE: 1/6/2023	SCHEDULED	

SDP-2102

**800 PRINCE GEORGE'S BLVD.; DEVELOPMENT OF A 47,550 SQFT WAREHOUSE/DISTRIBUTION FACILITY WITH ACCESSORY OFFICE USES.; LOCATED ON THE WEST SIDE OF US 301 (CRAIN HIGHWAY), APPROXIMATELY 750 FEET SOUTH OF TRADE ZONE AVENUE**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 4.60

**ZONING:**  
LCD 5.00 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 1  
PLANNING AREA: 74A  
COUNCILMANIC DISTRICT: 04  
POLICE DIVISION: 10 -II  
TIER: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CDP-9006-02  
HISTORIC SITE IND: NO  
AGT NAME: NO LIMIT LAND

PLANNING BOARD DATE: 3/2/2023 SCHEDULED 70 DAY LIMIT IS 3-8-2023  
SDRC MEETING DATE: 1/6/2023 SCHEDULED

SDP-2203

**CASE YERGAT; INFRASTRUCTURE ONLY FOR RESIDENTIAL COMMUNITY; THE SOUTHERN SIDE OF WESTPHALIA ROAD APPROXIMATELY 3,750 FEET WEST OF INTERSECTION WITH RITCHIE-MARLBORO ROAD**

REVIEWER: BURKE, THOMAS  
REVIEWER PHONE: 301-952-2739  
REVIEWER EMAIL: THOMAS.BURKE@PPD.MNCPPC.ORG  
ACRES: 158.28

**ZONING:**  
LCD 158.28 Acres  
MIO 0.00 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 78  
COUNCILMANIC DISTRICT: 06  
POLICE DIVISION: 10 -II  
TIER: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-21049  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**  
25-122(b)(1)(G) Preservation of specimen, champion or historic trees  
AGT NAME: SOLTESZ

PLANNING BOARD DATE: 3/9/2023 SCHEDULED 70 DAY LIMIT IS 3-9-2023  
SDRC MEETING DATE: 1/6/2023 SCHEDULED