



SDRC Agenda

2/19/2021

Committee Chairperson: Mridula Gupta

Please join SDRC at 9:30 a.m. from your computer, tablet, or smartphone.

<https://global.gotomeeting.com/join/158461357>

You may also dial in using your phone.

United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 158-461-357

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/158461357>

SUBDIVISION

4-19044 METRO CITY; 72 LOTS AND 11 PARCELS FOR SINGLE-FAMILY ATTACHED DEVELOPMENT, 1,221 MULTI-FAMILY UNITS, AND 147,400 SF OF RETAIL.; 4,000 FEET SOUTHWEST FROM THE INTERSECTION OF OLD CENTRAL AVE. (RTE 214) AND ADDISON ROAD

REVIEWER:	HEATH, ANTOINE
REVIEWER PHONE:	301-952-3554
REVIEWER EMAIL:	Antoine.Heath@ppd.mncppc.org
ACRES:	39.68
<u>ZONING:</u>	
M-X-T	39.68 Acres
OUTPARCELS:	0
PARCELS:	11
OUTLOTS:	0
LOTS:	72
PLANNING AREA:	75A
COUNCILMANIC DISTRICT:	07
POLICE DISTRICT:	8
TIER:	Developed
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO

VARIANCE/VARIATION REQUEST:

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

AGT NAME: CAPITOL DEVELOPMENT DESIGN INC

PLANNING BOARD	DATE: 4/1/2021	PENDING	70 DAY LIMIT = 4-7-21
SDRC MEETING	DATE: 2/19/2021	SCHEDULED	

WESTPHALIA ROW; SUBDIVIDE PARCEL Q INTO 19 TOWNHOUSE LOTS AND 4 HOA PARCELS; LOCATED ON THE SOUTHWEST CORNER OF RITCHIE MARLBORO ROAD AND SANSBURY ROAD INTERSECTION

REVIEWER: GUPTA, MRIDULA
REVIEWER PHONE: 301-952-3504
REVIEWER EMAIL: MRIDULA.GUPTA@PPD.MNCPPC.ORG
ACRES: 1.23

ZONING:
M-X-T 1.23 Acres

OUTPARCELS: 0
PARCELS: 4
OUTLOTS: 0
LOTS: 19
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
POLICE DISTRICT: 2
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: CSP-07001
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-121(a)(4) Lots adjacent to an arterial road be a minimum of 150' deep
24-128(b)(7)(A) Lots with alleys should front on public right-of-way
24-128(b)(12) Private roads shall have a PUE contiguous to the right-of-way
24-122(a) PUE contiguous to a public right-of-way

AGT NAME: GUTSCHICK, LITTLE, & WEBER

PLANNING BOARD DATE: 4/1/2021 PENDING 70 DAY LIMIT = 04/09/2021
SDRC MEETING DATE: 2/19/2021 SCHEDULED

**MILL BRANCH CROSSING; 39 PARCELS FOR DEVELOPMENT OF 77,635 SF OF
RETAIL/OFFICE, 150 ROOM HOTEL, 193 TOWNHOUSE UNITS, AND 408 MULTI-FAMILY
APARTMENTS.; NORTHEAST QUADRANT OF THE INTERSECTION OF MILL BRANCH ROAD
AND NE CRAIN HWY (US 301)**

REVIEWER: DIAZ-CAMPBELL, EDDIE
 REVIEWER PHONE: 301-952-3665
 REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org
 ACRES: 70.10

ZONING:

C-S-C 70.10 Acres
 OUTPARCELS: 0
 PARCELS: 39
 OUTLOTS: 0
 LOTS: 190
 PLANNING AREA: 71B
 COUNCILMANIC DISTRICT: 04
 POLICE DISTRICT: 2
 TIER: Developing
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

25-122(b)(1)(G) Preservation of specimen, champion or historic trees
 24-121(a)(3) Access to arterial or higher
 24-122(a) Public Facility Requirements

AGT NAME: LANDTECH CORPORATION

APPLICANT	DATE: 11/30/2020	NONE	SUBMITTED TRAFFIC STUDY
PLANNING BOARD	DATE: 3/18/2021	PENDING	140 DAY LIMIT 03/25/2021
SDRC MEETING	DATE: 2/19/2021	SCHEDULED	VARIATION REQUEST
SDRC MEETING	DATE: 11/13/2020	SCHEDULED	

URBAN DESIGN

CSP-07001-03 WESTPHALIA ROW; REMOVE 10,000 SQUARE FEET OF RETAIL/OFFICE USE IN PHASE III AND REPLACE IT WITH 19 TOWNHOUSES; LOCATED ON THE SOUTHWEST CORNER AT THE INTERSECTION OF RITCHIE MARLBORO ROAD AND SANSBURY ROAD

REVIEWER: ZHANG, HENRY
REVIEWER PHONE: 301-952-4151
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org
ACRES: 20.67

ZONING:

M-X-T 20.67 Acres
OUTPARCELS: 0
PARCELS: 4
OUTLOTS: 0
LOTS: 19
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
POLICE DISTRICT: 2
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: CSP-07001
HISTORIC SITE IND: NO
AGT NAME: GUTSCHICK, LITTLE, & WEBER

PLANNING BOARD DATE: 4/15/2021 PENDING 70 DAY: 4-16-2021
SDRC MEETING DATE: 2/19/2021 SCHEDULED

DSP-08039-10 WESTPHALIA ROW; DEVELOPMENT OF ADDITIONAL 19 TOWNHOUSES IN PHASE III OF WESTPHALIA ROW; LOCATED ON THE SOUTHWEST CORNER AT THE INTERSECIION OF RITCHIE MARLBORO ROAD & SANSBURY ROAD

REVIEWER: ZHANG, HENRY
REVIEWER PHONE: 301-952-4151
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org
ACRES: 20.67

ZONING:

M-X-T 20.67 Acres
OUTPARCELS: 0
PARCELS: 4
OUTLOTS: 0
LOTS: 19
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
POLICE DISTRICT: 2
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: DSP-08039
HISTORIC SITE IND: NO

AGT NAME: GUTSCHICK, LITTLE, & WEBER

PLANNING BOARD DATE: 4/15/2021 PENDING 70 DAY: 4-16-2021
SDRC MEETING DATE: 2/19/2021 SCHEDULED

ASPEN - MARYLAND; CONSTRUCTION OF 129 MULTIFAMILY DWELLING UNITS AND A TOTAL OF APPROXIMATELY 2,080 GROSS SQUARE FEET OF COMMERCIAL/RETAIL SPACE IN TWO BUILDINGS.; LOCATED ON THE THE NORTH AND SOUTH SIDES OF KNOX ROAD AT THE INTERSECTION OF GUILFORD ROAD

REVIEWER: BISHOP, ANDREW
REVIEWER PHONE: 301-952-4897
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org
ACRES: 0.85

ZONING:
D-D-O 0.00 Acres
M-U-I 0.85 Acres

OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 1
PLANNING AREA: 66
COUNCILMANIC DISTRICT: 03
POLICE DISTRICT: 1
TIER: Developed
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: 4-20017
HISTORIC SITE IND: NO
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 4/8/2021 PENDING 70 DAY LIMIT= 4-13-2021
SDRC MEETING DATE: 2/19/2021 SCHEDULED

ZONING

SE-4838

GROVE AT GLENARDEN SENIOR LIVING; SPECIAL EXCEPTION TO PERMIT A 4 STORY, 164-UNIT APARTMENT HOUSING FOR THE ELDERLY; NORTH SIDE OF OAK GROVE ROAD AT ITS INTERSECTION WITH WATKINS PARK DRIVE

REVIEWER: SIEVERS, THOMAS
 REVIEWER PHONE: 301-952-3994
 REVIEWER EMAIL: Thomas.Sievers@ppd.mncppc.org
 ACRES: 9.05
ZONING:
 D-D-O 0.00 Acres
 M-X-T 9.05 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 76A
 COUNCILMANIC DISTRICT: 08
 POLICE DISTRICT: 6
 TIER: Developed
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 HISTORIC SITE IND: NO
 AGT NAME: SHIPLEY & HORNE, P.A.

PLANNING BOARD DATE: 4/8/2021 SCHEDULED 70 DAY LIMIT 4/1/21 (DATE CHANGE FROM ORIGINAL OF 3/25/21 TO 4/8/21- LONGER DAY LIMIT FOR SE)
 SDRC MEETING DATE: 2/19/2021 SCHEDULED (DATE CHANGE FROM ORIGINAL OF 2/5/21 TO 2/19/21- LONGER DAY LIMIT FOR SE)

DDS-674

A DEPARTURE FROM DESIGN STANDARDS TO ALLOW AN 8-FOOT REDUCTION IN DRIVEWAY WIDTH FOR A BED AND BREAKFAST. SOUTH CENTRAL AVENUE RT 214 NORTHEAST OF LARGO ROAD RT 202 WEST OF WATKINS PARK DRIVE RT 193 AND WATKINS REGIONAL PARK.

REVIEWER: BRADEN IV, SAM
 REVIEWER PHONE: 301-952-3411
 REVIEWER EMAIL: SAM.BRADENIV@PPD.MNCPPC.ORG
 ACRES: 7.35
ZONING:
 R-R 7.35
 LOTS: 1
 PLANNING AREA: 73
 COUNCIL DISTRICT: 06
 POLICE DISTRICT: 02
 TIER: DEVELOPING
 GROWTH POLICY: ESTABLISHED COMMUNITIES
 AGT NAME: TRACI SCUDDER

PLANNING BOARD: DATE: 04/06/2021
 SDRC MEETING : DATE: 02/19/2021