



# SDRC Agenda

4/2/2021

**Committee Chairperson: Mridula Gupta**

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

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## SUBDIVISION

4-19006

**CLINTON MARKET PLACE NORTH; 123 LOTS, AND 22 PARCELS FOR SINGLE-FAMILY ATTACHED DEVELOPMENT, 108 MULTI-FAMILY UNITS, AND 19,178 SQUARE FEET OF COMMERCIAL DEVELOPMENT.; SOUTHWEST QUADRANT OF THE INTERSECTION OF PISCATAWAY ROAD AND BRANDYWINEROAD**

REVIEWER:	HEATH, ANTOINE
REVIEWER PHONE:	301-952-3554
REVIEWER EMAIL:	Antoine.Heath@ppd.mncppc.org
ACRES:	21.27
<b><u>ZONING:</u></b>	
M-X-T	21.27 Acres
OUTPARCELS:	0
PARCELS:	22
OUTLOTS:	0
LOTS:	123
PLANNING AREA:	81A
COUNCILMANIC DISTRICT:	09
POLICE DISTRICT:	5
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	CSP-18004
HISTORIC SITE IND:	NO
AGT NAME:	MCNAMEE HOSEA

PLANNING BOARD	DATE: 5/13/2021	PENDING	70 DAY LIMIT = 05/18/2021
SDRC MEETING	DATE: 4/2/2021	SCHEDULED	

4-19051

**TIMOTHY BRANCH; 212 LOTS AND 7 PARCELS FOR DEVELOPMENT OF ONE-FAMILY DWELLINGS.; LOCATED ON THE SOUTH SIDE OF BRANDYWINE ROAD, AT ITS INTERSECTION WITH MATTAWOMAN DRIVE**

REVIEWER: DIAZ-CAMPBELL, EDDIE  
REVIEWER PHONE: 301-952-3665  
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org  
ACRES: 72.26

**ZONING:**  
L-A-C 72.26 Acres  
M-I-O 31.48 Acres

OUTPARCELS: 0  
PARCELS: 7  
OUTLOTS: 2  
LOTS: 212  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: CDP-0901-01  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 5/27/2021 PENDING 70 DAY LIMIT=6/2/21  
SDRC MEETING DATE: 4/2/2021 SCHEDULED

4-20008

**HEPPE PROPERTY; 37 LOTS AND 5 PARCELS FOR THE DEVELOPMENT OF 37 TOWNHOUSE UNITS; ON THE SOUTH SIDE OF WESTPHALIA ROAD WEST OF INTERSECTION WITH ROCK SPRING DRIVE**

REVIEWER: DIAZ-CAMPBELL, EDDIE  
REVIEWER PHONE: 301-952-3665  
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org  
ACRES: 3.82

**ZONING:**  
R-R 3.82 Acres

OUTPARCELS: 0  
PARCELS: 5  
OUTLOTS: 0  
LOTS: 37  
PLANNING AREA: 78  
COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 8  
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

AGT NAME: GIBBS & HALLER

PLANNING BOARD DATE: 5/13/2021 PENDING 70 DAY LIMIT = 05/17/2021  
SDRC MEETING DATE: 4/2/2021 SCHEDULED

**URBAN DESIGN**

**DSP-19009-01 WESTPHALIA EAST; ADDITION OF 5,000 SQUARE FOOT COMMUNITY BUILDING, VARIOUS RECREATIONAL AMENTIES AND LOT LINE ADJUSTMENTS TO DETAILED SITE PLAN; LOCATED ON THE WEST SIDE OF MELWOOD ROAD, APPROXIMATELY 1,388 FEET NORTH OF ROUTE 4 (PENNSYLVANIA AVENUE)**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 58.03

**ZONING:**  
M-I-O 0.00 Acres  
M-X-T 58.03 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: DSP-19009  
HISTORIC SITE IND: NO  
AGT NAME: DEWBERRY

PLANNING BOARD DATE: 5/20/2021 PENDING 70 DAY:5-25-2021  
SDRC MEETING DATE: 4/2/2021 SCHEDULED

**DSP-20023 HEPPE PROPERTY; CONSTRUCTION OF 37 RESIDENTIAL TOWNHOUSES; LOCATED ON THE SOUTH SIDE OF WESTPHALIA ROAD, APPROXIMATELY 1,040 FEET WEST OF D'ARCY ROAD**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 3.82

**ZONING:**  
R-R 3.82 Acres  
OUTPARCELS: 0  
PARCELS: 4  
OUTLOTS: 0  
LOTS: 37  
PLANNING AREA: 78  
COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 8

TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-20008  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

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

AGT NAME: GIBBS & HALLER

PLANNING BOARD DATE: 5/20/2021 PENDING 70 DAY: 6-1-2021 PLANNING BOARD DATE SET TO 5.20.21  
SDRC MEETING DATE: 4/2/2021 SCHEDULED