



**SDRC Agenda**  
5/14/2021

**Committee Chairperson: Mridula Gupta**

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**SUBDIVISION**

4-18011 **WILDERCROFT; TWO PARCELS FOR 4,307 SQUARE FEET OF COMMERCIAL DEVELOPMENT.; ON THE SOUTH SIDE OF RIVER DALE ROAD, APPROXIMATELY 1,000 FEET EAST OF ITS INTERSECTION WITH US 295 (B/W PARKWAY)**

REVIEWER:	HEATH, ANTOINE
REVIEWER PHONE:	301-952-3554
REVIEWER EMAIL:	Antoine.Heath@ppd.mncppc.org
ACRES:	4.98
<b><u>ZONING:</u></b>	
C-A	0.66 Acres
R-80	4.32 Acres
OUTPARCELS:	0
PARCELS:	2
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	69
COUNCILMANIC DISTRICT:	03
POLICE DISTRICT:	1
TIER:	Developed
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	PACKARD & ASSOCIATES, LLC.

PLANNING BOARD	DATE: 6/17/2021	PENDING	70 DAY LIMIT=6/29/21
SDRC MEETING	DATE: 5/14/2021	SCHEDULED	

**CLAY DRIVE SUBDIVISION; 2 LOTS FOR THE DEVELOPMENT OF 2 SINGLE-FAMILY DETACHED DWELLINGS.; LOCATED ON THE EAST SIDE OF CLAY DRIVE, APPROXIMATELY 430 FEET NORTH OF ITS INTERSECTION WITH POTOMAC VALLY DRIVE.**

REVIEWER: DICRISTINA, KAYLA  
 REVIEWER PHONE: 301-952-3248  
 REVIEWER EMAIL: KAYLA.DICRISTINA@PPD.MNCPPC.ORG  
 ACRES: 0.97

**ZONING:**

R-R 0.97 Acres  
 OUTPARCELS: 0  
 PARCELS: 1  
 OUTLOTS: 0  
 LOTS: 2  
 PLANNING AREA: 80  
 COUNCILMANIC DISTRICT: 08  
 POLICE DISTRICT: 4  
 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: CV, INC.

SDRC MEETING DATE: 5/14/2021 SCHEDULED  
 PLANNING DIRECTOR DATE: 4/30/2021 PENDING 40 DAY LIMIT = 06/09/2021

**URBAN DESIGN**

**CSP-20001 ADDITION TO SIGNATURE CLUB AT MANNING VILLAGE; A CSP FOR UP TO 80 TOWNHOUSE UNITS, INCLUDING LIVE/WORK UNITS. THE LIVE/WORK COMPONENT WILL HAVE TOTAL OFFICE SPACE BETWEEN 2,600 SQ. FT. AND 3,100 SQ. FT. IN FOUR OF THE UNITS.; LOCATED ON THE WEST SIDE OF MANNING ROAD, NORTH OF ITS INTERSECTION WITH BERRY ROAD.**

REVIEWER: ZHANG, HENRY  
 REVIEWER PHONE: 301-952-4151  
 REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org  
 ACRES: 7.24

**ZONING:**

M-X-T 7.24 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 80  
 PLANNING AREA: 84  
 COUNCILMANIC DISTRICT: 09  
 POLICE DISTRICT: 7  
 TIER: Developing  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: 4-01065  
 HISTORIC SITE IND: NO  
 AGT NAME: GIBBS & HALLER

PLANNING BOARD DATE: 7/1/2021 PENDING 70 DAY LIMIT = 7/1/2021  
 SDRC MEETING DATE: 5/14/2021 SCHEDULED

**DSP-20007 DOBSON RIDGE; CONSTRUCTION OF 196 SINGLE-FAMILY-ATTACHED DWELLING UNITS, AND A VARIANCE TO REDUCE THE WIDTH OF END UNITS IN BUILDING GROUPS CONTAINING MORE THAN SIX UNITS.; SOUTH SIDE OF MCKENDREE ROAD, APPROXIMATELY 413 FEET WEST OF ITS INTERSECTION WITH US 301 (ROBERT CRAIN HIGHWAY)**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 80.94

**ZONING:**  
R-T 80.94 Acres  
OUTPARCELS: 0  
PARCELS: 16  
OUTLOTS: 0  
LOTS: 196  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 7  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: A-10059  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**  
27-433(d)(3) Dwellings - minimum width

AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 7/1/2021 PENDING  
SDRC MEETING DATE: 5/14/2021 SCHEDULED

**DSP-20020 BELTWAY PLAZA - PARCEL 1; PHASE 1 OF THE REDEVELOPMENT OF BELTWAY PLAZA, TO INCLUDE 750 MULTIFAMILY RESIDENTIAL DWELLING UNITS, A HOTEL, RECREATION CENTER, LIMITED STREETScape IMPROVEMENTS; LOCATED ON THE SOUTH SIDE OF BREEZEWOOD DRIVE, APPROXIMATELY 195 FEET EAST OF THE INTERSECTION WITH CHERRYWOOD LANE**

REVIEWER: BOSSI, ADAM  
REVIEWER PHONE: 301-780-8116  
REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org  
ACRES: 32.97

**ZONING:**  
D-D-O 0.00 Acres  
M-U-I 32.97 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 67  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 1  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-18010  
HISTORIC SITE IND: NO  
AGT NAME: RODGERS CONSULTING

PLANNING BOARD DATE: 7/8/2021 PENDING 70 DAY LIMIT = 7-8-2021  
SDRC MEETING DATE: 5/14/2021 SCHEDULED

DSP-20055

**KENNEDY KRIEGER INSTITUTE BELTSVILLE; A PRIVATE SCHOOL WITHIN AN EXISTING BUILDING; LOCATED ON THE EAST SIDE OF POWDER MILL ROAD, APPROXIMATELY 357 FEET NORTH OF ODELL ROAD**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 9.72

**ZONING:**  
C-O 8.63 Acres  
R-80 1.09 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: GUTSCHICK, LITTLE & WEBER, P.A

PLANNING BOARD DATE: 7/8/2021 PENDING 70 DAY LIMIT = 7-8-2021  
SDRC MEETING DATE: 5/14/2021 SCHEDULED

DSP-21002

**SOUTH LAKE (MULTIFAMILY PHASE); PROPOSED FIVE-BUILDING MULTIFAMILY APARTMENT COMPLEX CONSISTING 325 TOTAL DWELLING UNITS; LOCATED ON THE NORTH SIDE OF GWYNN BROOK WAY, BETWEEN FAIRMONT DRIVE AND ROUTE 301 (CRAIN HIGHWAY) INTERSECTION**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 15.87

**ZONING:**  
E-I-A 15.87 Acres

OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 74A  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-02004  
HISTORIC SITE IND: NO  
AGT NAME: SHIPLEY & HORNE, P.A.

PLANNING BOARD DATE: 7/15/2021 PENDING 70 DAY: 7/16/2021  
SDRC MEETING DATE: 5/14/2021 SCHEDULED