



SDRC Agenda

8/23/2019

Committee Chairperson: Amber Turnquest

SUBDIVISION

4-18028

BRANCH AVENUE M-X-T; 414 LOTS AND 41 PARCELS FOR DEVELOPMENT OF 414 TOWNHOMES, 240 UNIT ELDERLY CARE FACILITY AND APPROXIMATELY 12,000 SF OF COMMERCIAL/RETAIL/OFFICE DEVELOPMENT; ON THE WEST SIDE OF MD 5, 1.6 MILES NORTH OF ITS INTERSECTION WITH US 301

REVIEWER: TURNQUEST, AMBER

ACRES: 72.23

ZONING:

M-X-T 72.23 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 85A

COUNCILMANIC DISTRICT: 09

TIER: Developing

PARENT CASE NO: CSP-17003

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

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

24-121(a)(4) Lot depth adjacent to arterial (150 feet)

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

27-548(h) M-X-T TH specifications

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

AGT NAME: RODGERS CONSULTING, INC.

PLANNING BOARD DATE: 10/3/2019 PENDING

SDRC MEETING DATE: 7/12/2019 SCHEDULED

SDRC MEETING DATE: 8/23/2019 SCHEDULED VARIATION REQUEST

4-19028

KNOX ROAD DEVELOPMENT; CONSOLIDATION OF TWO PARCELS INTO ONE PARCEL FOR THE DEVELOPMENT OF A MIXED-USE BLDG. CONTAINING 341 MULTIFAMILY UNITS FOR STUDENT HOUSING AND 32,000 SQ FT OF COMMERCIAL RETAIL SPACE; LOCATED NORTH OF KNOX ROAD APPROXIMATELY 180 FEET WEST OF THE INTERSECTION OF KNOX ROAD AND US 1 (BALTIMORE AVENUE)

REVIEWER: DAVIS, CHRISTOPHER
ACRES: 1.65

ZONING:

D-D-O 0.00 Acres
M-U-I 1.65 Acres
OUTPARCELS: 0
PARCELS: 2
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 66
COUNCILMANIC DISTRICT: 03
TIER: Developed
PARENT CASE NO: DSP-03032
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-122(a) Public Facility Requirements

AGT NAME: SOLTESZ, INC,

PLANNING BOARD DATE: 11/7/2019 PENDING
SDRC MEETING DATE: 8/23/2019 SCHEDULED

5-19089 TO 5-19094 MARLBORO RIDGE; VARIATION REQUEST TO SECTION 24-128(B)(12); SOUTHWEST OF RITCHIE MARLBORO RD, APPROX. 2,500 FT SOUTH OF INTERSECTION WITH WESTPHALIA RD

REVIEWER: JENNINGS, TIFFANY
ACRES: 92.60

ZONING:

R-R 92.60 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
TIER: Developing
PARENT CASE NO: 4-04080
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-128(b)(12) PUE contiguous to ROW; 10' easement adjacent to either PUE or ROW

AGT NAME: ESE CONSULTANTS, INC.

SDRC MEETING DATE: 8/23/2019 SCHEDULED FOR REVIEW OF VARIATION

URBAN DESIGN

DSP-19039 NSR PROPERTIES; A 9,446 SQUARE FOOT FOOD AND BEVERAGE STORE AND OFFICE IN COMBINATION WITH A GAS STATION WITH 8 MULTI-PRODUCT DISPENSER AND CANOPY; LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF EAST WEST HIGHWAY AND BELCREST ROAD

REVIEWER: HURLBUTT, JEREMY

ACRES: 0.84

ZONING:

 D-D-O 0.00 Acres

 M-U-I 0.84 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 68

COUNCILMANIC DISTRICT: 02

TIER: Developed

PARENT CASE NO: 4-18013

HISTORIC SITE IND: NO

AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD	DATE: 11/7/2019	PENDING
SDRC MEETING	DATE: 8/23/2019	SCHEDULED