



# SDRC Agenda

2/19/2021

**Committee Chairperson: Mridula Gupta**

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## 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
<b><u>ZONING:</u></b>	
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
AGT NAME:	CAPITOL DEVELOPMENT DESIGN INC

PLANNING BOARD	DATE: 4/1/2021	PENDING	70 DAY LIMIT = 04/06/2021
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; 21 PARCELS FOR DEVELOPMENT OF 77,635 SF OF  
RETAIL/OFFICE, 150 ROOM HOTEL, 193 TOWNHOUSE UNITS, AND 347 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: 21  
 OUTLOTS: 0  
 LOTS: 0  
 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

AGT NAME: LANDTECH CORPORATION

APPLICANT	DATE: 11/30/2020	NONE	SUBMITTED TRAFFIC STUDY
PLANNING BOARD	DATE: 1/7/2021	PENDING	70 DAY LIMIT 1/14/2021
SDRC MEETING	DATE: 11/13/2020	SCHEDULED	
SDRC MEETING	DATE: 2/19/2021	SCHEDULED	VARIATION REQUEST

## 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](mailto: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