



SDRC Agenda

2/7/2020

Committee Chairperson: Thomas Burke

SUBDIVISION

4-19017

BRANDYWINE COMMERICAL CENTER; 4 LOTS FOR 150,150 SQUARE FEET OF INDUSTRIAL DEVELOPMENT; ON THE NORTHBOUND SIDE OF US 301 (ROBERT S CRAIN HGWY) SOUTH OF THE INTERSECTION OF US 301 (CRAIN HIGHWAY) AND MD 5 (BRANCH AVENUE)

REVIEWER: SIEVERS, THOMAS 301-952-3994; Thomas.Sievers@ppd.mncppc.org

ACRES: 9.80

ZONING:

I-1 9.80 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 4

PLANNING AREA: 85A

COUNCILMANIC DISTRICT: 09

TIER: Developing

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

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

AGT NAME: BEN DYER ASSOCIATES, INC

PLANNING BOARD	DATE: 3/26/2020	PENDING	70 DAY 3-31-2020
SDRC MEETING	DATE: 2/7/2020	SCHEDULED	

URBAN DESIGN

CSP-19002

ST BARNABAS MIXED USE; MIXED USE DEVELOPMENT CONSISTING OF 40-60 ONE-FAMILY ATTACHED, 180-250 MULTIFAMILY DWELLING UNITS, AND 75,000-94,000 SQUARE FEET OF COMMERCIAL/RETAIL; LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 414 (ST BARNABAS ROAD) AND CREMEN ROAD

REVIEWER: HURLBUTT, JEREMY; 301-952-4277; Jeremy.Hurlbutt@ppd.mncppc.org

ACRES: 11.06

ZONING:

M-X-T 11.06 Acres

OUTPARCELS: 0

PARCELS: 10

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 76A

COUNCILMANIC DISTRICT: 07

TIER: Developed

HISTORIC SITE IND: NO

AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD	DATE: 3/26/2020	PENDING	70 DAY 3-31-2020
SDRC MEETING	DATE: 2/7/2020	SCHEDULED	

CSP-19009 5600 AGER ROAD; REVISION TO ALLOWED USES IN THE TDDP; LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF AGER ROAD AND JAMESTOWN ROAD

REVIEWER: BOSSI, ADAM; 301-780-8116; Adam.Bossi@ppd.mncppc.org
ACRES: 0.32

ZONING:

M-X-T 0.32 Acres
T-D-O 0.00 Acres
OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 68
COUNCILMANIC DISTRICT: 02
TIER: Developed
HISTORIC SITE IND: NO
AGT NAME: DEWBERRY

PLANNING BOARD DATE: 3/26/2020 PENDING 70 DAY 3-27-2020
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DSP-04067-09 WOODMORE COMMONS; 284 DWELLING UNITS IN SEVEN 4-STORY MULTIFAMILY BUILDINGS, 4,000 SQUARE FOOT CLUBHOUSE, AND SURFACE PARKING.; LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF MD 202 (LANDOVER ROAD) AND ST. JOSEPH'S DRIVE

REVIEWER: HURLBUTT, JEREMY; 301-952-4277; Jeremy.Hurlbutt@ppd.mncppc.org
ACRES: 9.34

ZONING:

M-X-T 9.34 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 2
PLANNING AREA: 73
COUNCILMANIC DISTRICT: 05
TIER: Developing
PARENT CASE NO: DSP-04067
HISTORIC SITE IND: NO
AGT NAME: GIBBS AND HALLER

PLANNING BOARD DATE: 3/26/2020 PENDING 70 DAY: 4-1-2020
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DSP-19009 WESTPHALIA EAST; CONSTRUCTION OF 76 SINGLE-FAMILY DETACHED HOMES, 416 TOWNHOUSES, AND 164 (TWO-OVER-TWO) TWO FAMILY ATTACHED DWELLINGS; LOCATED ON THE WEST SIDE OF MELWOOD ROAD, APPROXIMATELY 1,388 FEET NORTH OF ROUTE 4 (PENNSYLVANIA AVENUE)

REVIEWER: HURLBUTT, JEREMY; 301-952-4277; Jeremy.Hurlbutt@ppd.mncppc.org

ACRES: 58.03

ZONING:

M-I-O 0.00 Acres
M-X-T 58.03 Acres
OUTPARCELS: 0
PARCELS: 91
OUTLOTS: 0
LOTS: 491
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
TIER: Developing
PARENT CASE NO: CSP-07004
HISTORIC SITE IND: NO
AGT NAME: DEWBERRY

PLANNING BOARD DATE: 3/26/2020 PENDING 70 DAY: 4/1/2020
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DSP-19023 SOUTH LAKE; DEVELOPMENT OF 1,035 DWELLING UNITS AS PART OF A MIXED-USE PLANNED COMMUNITY, AND REVISION TO CONCEPTUAL SITE LAYOUT; LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MD 214 (CENTRAL AVENUE) AND US 301 (ROBERT S CRAIN HIGHWAY)

REVIEWER: BOSSI, ADAM; 301-780-8116; Adam.Bossi@ppd.mncppc.org

ACRES: 282.97

ZONING:

E-I-A 282.97 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 74A
COUNCILMANIC DISTRICT: 04
TIER: Developing
PARENT CASE NO: CSP-02004
HISTORIC SITE IND: NO
AGT NAME: RODGERS CONSULTING, INC.

PLANNING BOARD DATE: 3/19/2020 PENDING 70 DAY: 3/25/2020
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DSP-19053

5600 AGER ROAD (PROPERTY); REVISION TO ALLOWED USES IN THE TDDP; LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF AGER ROAD AND JAMESTOWN ROAD

REVIEWER: BOSSI, ADAM; 301-780-8116; Adam.Bossi@ppd.mncppc.org

ACRES: 0.32

ZONING:

M-X-T 0.32 Acres

T-D-O 0.00 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 68

COUNCILMANIC DISTRICT: 02

TIER: Developed

PARENT CASE NO: CSP-19009

HISTORIC SITE IND: NO

AGT NAME: DEWBERRY

PLANNING BOARD DATE: 3/26/2020 PENDING 70 DAY: 3-27-2020
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DSP-19050
(DDS-660)

DEWEY PROPERTY; FOR MIXED-USE BUILDING CONSISTING OF 321 MULTIFAMILY DWELLING UNITS AND 1,258 SQUARE FEET OF RETAIL; LOCATED ON THE NORTH SIDE OF TOLEDO ROAD, APPROXIMATELY 241 FEET WEST OF ADELPHI ROAD

REVIEWER: HURLBUTT, JEREMY; 301-952-4277; Jeremy.Hurlbutt@ppd.mncppc.org

ACRES: 21.16

ZONING:

M-U-I 21.16 Acres

T-D-O 0.00 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 68

COUNCILMANIC DISTRICT: 02

TIER: Developed

PARENT CASE NO: CSP-00024

HISTORIC SITE IND: NO

AGT NAME: SOLTESZ

PLANNING BOARD DATE: 4/2/2020 PENDING 70 DAY: 4/2/2020
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DDS-660
(DSP-19050)

DEWEY PROPERTY; DEPARTURE FROM DESIGN STANDARDS FOR THE SIZE OF THE PARKING SPACES 9' X 18'; LOCATED ON THE NORTH SIDE OF TOLEDO ROAD, APPROXIMATELY 241 FEET WEST OF ADELPHI ROAD

REVIEWER: HURLBUTT, JEREMY; 301-952-4277; Jeremy.Hurlbutt@ppd.mncppc.org

ACRES: 21.16

ZONING:

M-U-I 21.16 Acres
T-D-O 0.00 Acres
OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 68
COUNCILMANIC DISTRICT: 02
TIER: Developed
PARENT CASE NO: DSP-19050
HISTORIC SITE IND: NO
AGT NAME: SOLTESZ

PLANNING BOARD DATE: 4/2/2020 PENDING
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DSP-04013-01 EZ STORAGE (CAPITOL HEIGHTS); APPROVAL OF A 50,000 SQUARE FOOT ADDITION TO THE EXISTING CONSOLIDATED STORAGE FACILITY; LOCATED ON THE EAST SIDE OF RITCHIE ROAD, 700 FEET SOUTH OF EDGEWORTH DRIVE

(DPLS-465)

REVIEWER: BURKE, THOMAS; 301-952-4534; Thomas.Burke@ppd.mncppc.org

ACRES: 3.94

ZONING:

I-1 3.94 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 75A
COUNCILMANIC DISTRICT: 06
TIER: Developed
PARENT CASE NO: DSP-04013
HISTORIC SITE IND: NO
AGT NAME: VIKA MARYLAND, LLC

PLANNING BOARD DATE: 3/26/2020 PENDING 70 DAY: 3-27-2020
SDRC MEETING DATE: 2/7/2020 SCHEDULED

DPLS-465
(DSP-04013-01)

**EZSTORAGE; 50,000 SQUARE FOOT ADDITION TO THE EXISTING STORAGE FACILITY;
LOCATED ON THE EAST SIDE OF RITCHIE ROAD, APPROXIMATELY 700 FEET SOUTH OF
EDGEWORTH DRIVE**

REVIEWER: BURKE, THOMAS; 301-952-4534; Thomas.Burke@ppd.mncppc.org
ACRES: 3.94

ZONING:

I-1	3.94 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	75A
COUNCILMANIC DISTRICT:	06
TIER:	Developed
PARENT CASE NO:	DSP-04013-01
HISTORIC SITE IND:	NO
AGT NAME:	VIKA MARYLAND, LLC

PLANNING BOARD	DATE: 3/26/2020	PENDING	70 DAY: 3/27/20
SDRC MEETING	DATE: 2/7/2020	SCHEDULED	