



# SDRC Agenda

3/17/2023 Committee Chairperson: Mridula Gupta

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

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## **SUBDIVISION**

4-21024

ELIZABETH HOMES; 3 LOTS FOR THE DEVELOPMENT OF 3 SINGLE-FAMILY DETACHED DWELLINGS (ONE OF WHICH IS EXISTING).; LOCATED AT THE SOUTHEAST QUADRANT OF THE LEONA STREET AND NEARBROOK AVENUE INTERSECTION.

REVIEWER:	HEATH, ANTOINE
REVIEWER PHONE:	301-952-3554
REVIEWER EMAIL:	Antoine.Heath@ppd.mncppc.org
ACRES:	0.53
<b><u>ZONING:</u></b>	
RSF-95	1.00 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	3
PLANNING AREA:	75A
COUNCILMANIC DISTRICT:	06
POLICE DIVISION:	16 - VIII
TIER:	DEVELOPED
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	OLAJIDE MICHAEL OSUNJIMI

PLANNING DIRECTOR	DATE: 4/10/2023	SCHEDULED	40-DAY=4-10-23
SDRC MEETING	DATE: 3/17/2023	SCHEDULED	

## **URBAN DESIGN**

DET-2022-018

BOWIE MARKETPLACE; DEVELOPMENT OF A CONSOLIDATED STORAGE WITH ACCESSORY OUTDOOR STORAGE AREA AND CARWASH.; LOCATED ON THE WEST SIDE OF SUPERIOR LANE APPROXIMATELY 82 FEET NORTH OF ITS INTERSECTION WITH SAFETY TURN

REVIEWER: SHELLY, ANDREW  
 REVIEWER PHONE: 301-952-4976  
 REVIEWER EMAIL: ANDREW.SHELLY@PPD.MNCPPC.ORG  
 ACRES: 4.94  
**ZONING:**  
     CGO 4.94 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 71B  
 COUNCILMANIC DISTRICT: 04  
 POLICE DIVISION: 10 - II  
 ESAs: DEVELOPING  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-17002  
 HISTORIC SITE IND: NO  
 AGT NAME: GUTSCHICK, LITTLE & WEBER, P.A

PLANNING BOARD      DATE: 5/4/2023      SCHEDULED      70 DAY LIMIT IS 5-9-2023  
 SDRG MEETING      DATE: 3/17/2023      SCHEDULED

**DSP-22023      7010 GREENBELT ROAD (GREENBELT SQUARE); DEVELOP THE SITE WITH 95 AGE-RESTRICTED MULTIFAMILY CONDOMINIUM UNITS; NORTH SITE OF GREENBELT ROAD APPROXIMATELY 150 FEET EAST OF ITS INTERSECTION WITH LAKECREST DRIVE**

REVIEWER: LOCKHART, DOMINIQUE  
 REVIEWER PHONE: 301-952-3411  
 REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG  
 ACRES: 4.50  
**ZONING:**  
     RMF-20 4.50 Acres  
 OUTPARCELS: 0  
 PARCELS: 1  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 67  
 COUNCILMANIC DISTRICT: 04  
 POLICE DIVISION: 14 - VI  
 TIER: DEVELOPED  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-05060  
 HISTORIC SITE IND: NO  
 AGT NAME: THOMAS H HALLER

PLANNING BOARD      DATE: 5/4/2023      PENDING      70 DAYS: 5/9/2023  
 SDRG MEETING      DATE: 3/17/2023      SCHEDULED

**DSP-22024      DISCOVERY DISTRICT; CONSTRUCTION OF TWO BUILDINGS WITH APPROXIMATELY 272,800 SQUARE FEET OF OFFICE SPACE AND 40,000 SQUARE FEET OF RETAIL SPACE.; LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF US ROUTE 1 (BALTIMORE AVE) AND CAMPUS DRIVE**

REVIEWER: LOCKHART, DOMINIQUE  
 REVIEWER PHONE: 301-952-3411  
 REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG  
 ACRES: 42.91

**ZONING:**

LTO-e 42.91 Acres  
 OUTPARCELS: 0  
 PARCELS: 8  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 66  
 COUNCILMANIC DISTRICT: 03  
 POLICE DIVISION: 9 - I  
 TIER: DEVELOPED  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: 4-22034  
 HISTORIC SITE IND: NO  
 AGT NAME: SOLTESZ, LLC.

PLANNING BOARD DATE: 4/27/2023 SCHEDULED 70 DAY LIMIT IS 4-29-2023  
 SDRC MEETING DATE: 3/17/2023 SCHEDULED

**ZONING**

**DDS-22001**

**7010 GREENBELT ROAD; CONSTRUCTION OF FOUR, MULTIFAMILY CONDOMINIUM BUILDINGS WITH REQUEST FOR DEPARTURE TO PARKING SPACE SIZE; NORTH SIDE OF GREENBELT ROAD APPROXIMATELY 150 FEET EAST OF ITS INTERSECTION WITH LAKECREST DRIVE.**

REVIEWER: LOCKHART, DOMINIQUE  
 REVIEWER PHONE: 301-952-3411  
 REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG  
 ACRES: 4.50

**ZONING:**

RMF-20 4.50 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 67  
 COUNCILMANIC DISTRICT: 04  
 POLICE DIVISION: 14 - VI  
 TIER: DEVELOPED  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-22023  
 HISTORIC SITE IND: NO  
 AGT NAME: THOMAS H HALLER

PLANNING BOARD DATE: 5/4/2023 PENDING  
 SDRC MEETING DATE: 3/17/2023 SCHEDULED

**ZMA-2022-003**

**SMITH LAKE ESTATES; ZONING MAP AMENDMENT REQUEST TO REZONE PROPERTY FROM RR TO R-PD; WEST OF FRANK TIPPETT ROAD APPROXIMATELY 600 HUNDRED FEET FROM ITS INTERSECTION WITH COMMO ROAD**

REVIEWER: LOCKHART, DOMINIQUE  
 REVIEWER PHONE: 301-952-3411  
 REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG  
 ACRES: 62.52

**ZONING:**

R-PD	0.00 Acres	
RR	62.52 Acres	
OUTPARCELS:	0	
PARCELS:	0	
OUTLOTS:	0	
LOTS:	0	
PLANNING AREA:	82A	
COUNCILMANIC DISTRICT:	09	
POLICE DIVISION:	13 - V	
ESAs:	DEVELOPING	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES	
HISTORIC SITE IND:	NO	
AGT NAME:	RODGERS CONSULTING	
PLANNING BOARD	DATE: 5/18/2023	PENDING
SDRC MEETING	DATE: 3/17/2023	SCHEDULED