



# SDRC Agenda

3/19/2021

**Committee Chairperson: Mridula Gupta**

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## SUBDIVISION

5-20179

**DEWEY PROPERTY; PARCEL 5, PLAT 1; INTERSECTION OF BELCREST ROAD AND TOLEDO ROAD**

REVIEWER: DiKristina, Kayla- Kayla.DiCristina@ppd.mncppc.org

ACRES: 3.87

**ZONING:**

M-U-I 3.87 Acres

T-D-O 0.0 Acres

OUTPARCELS: 0

PARCEL: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 68

COUNCILMANIC DISTRICT: 02

POLICE DISTRICT: 17

TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: 4-19033

HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

24-122(a) Public Facility Requirements

AGT NAME: SOLTESZ

SDRC MEETING      DATE: 3/19/2021      SCHEDULED      VARIATION FOR 5-20179

4-20007

**8230 SCHULTZ ROAD SENIOR HOUSING; 1 PARCEL FOR THE DEVELOPMENT OF 90 APARTMENT DWELLINGS FOR ELDERLY OR HANDICAPPED FAMILIES.; SW QUADRANT OF THE INTERSECTION OF SPRINGBROOK LANE AND SCHULTZ ROAD**

REVIEWER: GUPTA, MRIDULA  
REVIEWER PHONE: 301-952-3504  
REVIEWER EMAIL: MRIDULA.GUPTA@PPD.MNCPPC.ORG  
ACRES: 3.53

**ZONING:**

R-80 3.53 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 81A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: BEN DYER ASSOCIATES, INC

PLANNING BOARD DATE: 4/29/2021 PENDING 70 DAY LIMIT = 05/05/2021  
SDRC MEETING DATE: 3/19/2021 SCHEDULED

4-20013

**KATHMANDU VILLAGE; 30 LOTS AND 3 PARCELS FOR DEVELOPMENT OF 30 SINGLE FAMILY DETACHED DWELLINGS; ON THE WEST SIDE OF ALBERTA APPROXIMATELY 940 FEET NORTH OF ITS INTERSECTION WITH RITCHIE ROAD**

REVIEWER: DIAZ-CAMPBELL, EDDIE  
REVIEWER PHONE: 301-952-3665  
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org  
ACRES: 11.47

**ZONING:**

M-I-O 11.47  
R-80 11.47 Acres  
OUTPARCELS: 0  
PARCELS: 3  
OUTLOTS: 0  
LOTS: 30  
PLANNING AREA: 75A  
COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 8  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO

AGT NAME: CAPITOL DEVELOPMENT DESIGN INC

PLANNING BOARD DATE: 5/6/2021 PENDING 70 DAY LIMIT = 05/12/2021  
SDRC MEETING DATE: 3/19/2021 SCHEDULED

**VARIANCE/VARIATION REQUEST:**

25-122(b)(1)(G) Preservation of specimen, champion or historic trees  
AGT NAME: CAPITOL DEVELOPMENT DESIGN INC

**ADDITION TO DEER PARK HEIGHTS; 8 LOTS FOR DEVELOPMENT OF 8 ONE-FAMILY SEMIDETACHED DWELLINGS; ON THE NORTHEAST QUADRANT AT THE INTERSECTION OF DEER PARK DRIVE AND AKRON STREET**

REVIEWER: HEATH, ANTOINE  
REVIEWER PHONE: 301-952-3554  
REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org  
ACRES: 0.77

**ZONING:**

R-35 0.77 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 8  
PLANNING AREA: 76A  
COUNCILMANIC DISTRICT: 07  
POLICE DISTRICT: 4  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: CAPITOL DEVELOPMENT DESIGN INC

PLANNING BOARD DATE: 5/6/2021 PENDING 70 DAY LIMIT = 05/12/2021  
SDRC MEETING DATE: 3/19/2021 SCHEDULED

**URBAN DESIGN**

**DSP-20041 SUITLAND CARWASH; PROPOSING THE DEVELOPMENT OF A CARWASH; LOCATED ON THE WEST SIDE OF SUITLAND ROAD, APPROXIMATELY 417 FEET NORTH OF ITS INTERSECTION WITH MARIANNE DRIVE**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 2.73

**ZONING:**  
C-M 2.73 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 76A  
COUNCILMANIC DISTRICT: 07  
POLICE DISTRICT: 4  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: CHARLES P JOHNSON & ASSOCIATES

PLANNING BOARD DATE: 5/13/2021 PENDING 70 DAY = 5-13-2021  
SDRC MEETING DATE: 3/19/2021 SCHEDULED

**SDP-1701-05 TIMOTHY BRANCH; DEVELOPMENT OF 253 DWELLING UNITS WITHIN THE RM-2 AND RM-4 AREAS.; SOUTH SIDE OF MD 381 (BRANDYWINE ROAD), APPROXIMATELY 1,000 FEET EAST OF ITS INTERSECTION WITH SHORT CUT ROAD**

REVIEWER: BOSSI, ADAM  
REVIEWER PHONE: 301-780-8116  
REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org  
ACRES: 54.24

**ZONING:**  
R-M 54.24 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 3  
LOTS: 0  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: SDP-1701  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 5/6/2021 PENDING 70 DAY LIMIT = 5-11-2021  
SDRC MEETING DATE: 3/19/2021 SCHEDULED

**ZONING**

**DSDS-711**

**COLLEGE PARK CAR WASH; A DEPARTURE FROM THE SIGN DESIGN STANDARDS TO ALLOW ONE ADDITIONAL FREESTANDING SIGN FOR A BUILDING LOCATED LESS THAN 40 FEET FROM THE STREET LINE.; ON THE NORTH SIDE OF SUNNYSIDE AVE AT ITS INTERSECTION WITH RHODE ISLAND AVE**

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

ACRES: 2.96

**ZONING:**

I-1 2.96 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 1  
PLANNING AREA: 61  
COUNCILMANIC DISTRICT: 01  
POLICE DISTRICT: 6  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-98022-01  
HISTORIC SITE IND: NO

AGT NAME: GIBBS AND HALLER

PLANNING BOARD DATE: 4/29/2021 SCHEDULED 70 DAY LIMIT=5/7/21  
SDRC MEETING DATE: 3/19/2021 PENDING