



# SDRC Agenda

5/13/2022

Committee Chairperson: Mridula Gupta

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## SUBDIVISION

4-21010

**MARLBORO GATEWAY; 5 PARCELS FOR DEVELOPMENT OF 60 AFFORDABLE APARTMENT UNITS, 90 SENIOR HOUSING UNITS (150 MULTIFAMILY DWELLING UNITS TOTAL) AND 10,000 SQUARE FEET OF COMMERCIAL FLOOR AREA; NORTHWEST OF THE INTERSECTION OF US 301 (CRAIN HIGHWAY) AND MD 725 (MARLBORO PIKE)**

REVIEWER:	DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE:	301-952-3665
REVIEWER EMAIL:	Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES:	19.76

**ZONING:**

RMF-48 NOW: RMF-48	19.76 Acres
OUTPARCELS:	0
PARCELS:	5
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	79
COUNCILMANIC DISTRICT:	06
POLICE DIVISION:	10 -II
TIER:/ESA: 2	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:	ATCS, PLC

PLANNING BOARD	DATE: 7/7/2022	SCHEDULED	70 DAY COUNT = 7-10-22
SDRC MEETING	DATE: 5/13/2022	SCHEDULED	SDRC SCHEDULED FOR 5-13-22

## **URBAN DESIGN**

**DSP-21021      DUNKIN DONUTS SILVER HILL ROAD; FAST FOOD RESTAURANT WITH DRIVE-THRU;  
LOCATED ON THE SOUTH SIDE OF SILVER HILL ROAD APPRXIMATELY 107 FEET EAST OF  
ITS INTERSECTION WITH PLAZA DRIVE**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 0.70

**ZONING:**  
C-S-C NOW CGO      0.70 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0

PLANNING AREA: 75A  
COUNCILMANIC DISTRICT: 07  
POLICE DIVISION: 16 -VIII  
TIER:/ESA 2      Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: DMV CIVIL, LLC

PLANNING BOARD      DATE: 7/7/2022      PENDING      70 DAY LIMIT= JULY 8, 2022  
SDRC MEETING      DATE: 5/13/2022      SCHEDULED

**DSP-21033      METROPOLITAN EAST AT KONTERRA TOWN CENTER; CONSTRUCTION OF 219 TOWNHOUSE  
DWELLING UNITS ON PARCEL 4 OF THE APPROVED KONTERRA MIXED-USE DEVELOPMENT.;  
LOCATED NORTH OF I-495 BETWEEN KONTERRA DRIVE AND KONTERRA BOULEVARD EAST**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 18.39

**ZONING:**  
M-X-T NOW TAC-C      18.39 Acres  
OUTPARCELS: 0  
PARCELS: 19  
OUTLOTS: 0  
LOTS: 219

PLANNING AREA: 60  
COUNCILMANIC DISTRICT: 01  
POLICE DIVISION: 0 -NU  
TIER:ESA: 2      Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-08011  
HISTORIC SITE IND: NO  
AGT NAME: SOLTESZ, LLC.

PLANNING BOARD      DATE: 6/30/2022      PENDING      70 DAY: 7/5/2022  
SDRC MEETING      DATE: 5/13/2022      SCHEDULED

SDP-1603-02

**NATIONAL CAPITAL BUSINESS PARK; SDP FOR A 3,428,985 SQUARE FOOT WAREHOUSE/DISTRIBUTION FACILITY WITH ALL NECESSARY SITE IMPROVEMENTS, INCLUDING 1,703 ON-SITE PARKING SPACES AND A TRAILER AND LOADING AREA.; ON THE NORTH SIDE OF LEELAND ROAD, APPROXIMATELY 3,000 FEET WEST OF ITS INTERSECTION WITH US 301 (ROBERT CRAIN HIGHWAY)**

REVIEWER: ZHANG, HENRY  
REVIEWER PHONE: 301-952-4151  
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org  
ACRES: 89.84

**ZONING:**

R-S NOW LCD 89.84 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 74A  
COUNCILMANIC DISTRICT: 04  
POLICE DIVISION: 10 -II  
TIER:ESA:2 Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: SDP-1603

HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD	DATE: 6/30/2022	PENDING	70 DAY LIMIT =7-5-2022
SDRC MEETING	DATE: 5/13/2022	SCHEDULED	