



SDRC Agenda

5/26/2023 Committee Chairperson: Mridula Gupta

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

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SUBDIVISION

4-22048

SWANN CROSSING; 58 LOTS AND 5 PARCELS FOR THE DEVELOPMENT OF 58 SINGLE-FAMILY DETACHED DEVELOPMENT, 1 OF WHICH IS REMAINING.; EAST SIDE OF SWANN ROAD ACROSS FROM KEIR DRIVE

| | |
|------------------------|------------------------------|
| REVIEWER: | HEATH, ANTOINE |
| REVIEWER PHONE: | 301-952-3554 |
| REVIEWER EMAIL: | Antoine.Heath@ppd.mncppc.org |
| ACRES: | 12.74 |
| <u>ZONING:</u> | |
| RSF-65 | 12.74 Acres |
| OUTPARCELS: | 0 |
| PARCELS: | 5 |
| OUTLOTS: | 0 |
| LOTS: | 58 |
| PLANNING AREA: | 75A |
| COUNCILMANIC DISTRICT: | 07 |
| POLICE DIVISION: | VIII |
| TIER: | DEVELOPED |
| GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| HISTORIC SITE IND: | NO |

VARIANCE/VARIATION REQUEST:

25-122(b)(1)(G) Preservation of specimen, champion or historic trees

AGT NAME: VIKA MARYLAND, LLC

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| PLANNING BOARD | DATE: 7/20/2023 | PENDING |
| SDRC MEETING | DATE: 5/26/2023 | SCHEDULED |

4-22058

HARGROVE INDUSTRIAL; TWO PARCELS FOR THE DEVELOPMENT OF 389,028 SQUARE FEET OF INDUSTRIAL USE, 297,885 OF WHICH IS EXISTING.; NORTHWEST QUADRANT OF THE MARTIN LUTHER KING JR HIGHWAY (MD 704) AND HARGROVE DRIVE INTERSECTION.

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

ACRES: 22.88
ZONING:
 IE 22.88 Acres
 OUTPARCELS: 0
 PARCELS: 2
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 70
 COUNCILMANIC DISTRICT: 05
 POLICE DIVISION: II
 TIER: DEVELOPING
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: 4-19039
 HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-122(a) public facilities requirements Utility Easements

AGT NAME: THOMAS H HALLER

PLANNING BOARD DATE: 7/13/2023 PENDING
 SDRG MEETING DATE: 5/26/2023 SCHEDULED

5-23076

THE MANSIONS AT MELFORD TOWN CENTER; 9 RESIDENTIAL APARTMENT BUILDING, PLAZA AND CLUBHOUSE; MELFORD BOUELVARD AND CURIE DRIVE

PRE-ACCEPTANCE SDRG DATE: 5/26/2023
 REVIEWER: VATANDOOST, MAHSA
 REVIEWER PHONE: 301-952-4487
 REVIEWER EMAIL: Mahsa.Vatandoost@ppd.mncppc.org
 ACRES: 11.12

ZONING:

TAC-c 11.12 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 71B
 COUNCILMANIC DISTRICT: 04
 POLICE DIVISION: II
 TIER: DEVELOPING
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: 4-16006
 HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-122(a) public facilities requirements Utility Easements

AGT NAME: BOHLER ENGINEERING

PPS-2022-008

4205 KENILWORTH AVENUE - RETAIL SHOPS; 1 PARCEL FOR 10,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT; THE EAST SIDE OF KENILWORTH AVENUE, APPROXIMATELY 175 FEET NORTHEAST OF ITS INTERSECTION WITH TILDEN ROAD.

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

ACRES: 0.78
ZONING:
 CS 0.78 Acres
 OUTPARCELS: 0
 PARCELS: 1
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 69
 COUNCILMANIC DISTRICT: 05
 POLICE DIVISION: I
 ESAs: DEVELOPED
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 HISTORIC SITE IND: NO
 AGT NAME: ELITE ENGINEERING, LLC

PLANNING BOARD DATE: 7/20/2023 PENDING
 SDRG MEETING DATE: 5/26/2023 SCHEDULED

URBAN DESIGN

DSP-91071-03 HIGHLAND PARK SENIOR HOUSING (FIRST BAPTIST CHURCH); AMENDMENT TO THE DETAILED SITE PLAN FOR THE DEVELOPMENT OF 137 MULTI-FAMILY DWELLING UNITS FOR THE ELDERLY.; SOUTH SIDE OF SHERIFF ROAD, APPROXIMATELY 150 FEET EAST OF ITS INTERSECTION WITH MD 704.

REVIEWER: HUANG, TE-SHENG (EMERY)
 REVIEWER PHONE: 301-952-4534
 REVIEWER EMAIL: tesheng.huang@ppd.mncppc.org
 ACRES: 18.69

ZONING:
 RSF-95 19.00 Acres
 OUTPARCELS: 0
 PARCELS: 1
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 72
 COUNCILMANIC DISTRICT: 05
 POLICE DIVISION: III
 TIER: DEVELOPED
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: 4-21022
 HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

25-122(b)(1)(G) Preservation of specimen, champion or historic trees
 AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 7/6/2023 SCHEDULED 70 DAY LIMIT = 7-12-2023
 SDRG MEETING DATE: 5/26/2023 SCHEDULED

DSP-95029-01 REZA AUTO BODY; REVISION TO ADD ENTIRE LAND AREA OF PARCEL A TO THE SITE PLAN, PERMIT ADDITIONAL USE OF AUTO STORAGE, AND DELETE CONDITIONS 1.A. AND 6 RELATED TO TRANSPORTATION IMPROVEMENTS.; SOUTHWEST QUADRANT OF THE INTERSECTION OF MARTIN LUTHER KING HIGHWAY (MD704) AND I95

REVIEWER: HUANG, TE-SHENG (EMERY)
 REVIEWER PHONE: 301-952-4534
 REVIEWER EMAIL: tesheng.huang@ppd.mncppc.org
 ACRES: 1.07
ZONING:
 CS 1.07 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 72
 COUNCILMANIC DISTRICT: 05
 POLICE DIVISION: III
 TIER: DEVELOPED
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 HISTORIC SITE IND: NO
 AGT NAME: LAW OFFICE OF NORMAN D. RIVERA, ESQUIRE

SDRG MEETING DATE: 5/26/2023 SCHEDULED
 PLANNING BOARD DATE: 7/13/2023 SCHEDULED 70 DAY LIMIT IS 7-19-2023

SDP-2202 NATIONAL CAPITAL BUSINESS PARK, PARCELS 1 , 2 & 10; CONSTRUCTION OF TWO WAREHOUSE/DISTRIBUTION BUILDINGS ON PARCELS 1, 2, AND 10.; ON THE SOUTHBOUND SIDE OF US 301 AND NORTH SIDE OF LEELAND ROAD AT ITS INTERSECTION WITH OAK GROVE ROAD

REVIEWER: LOCKHART, DOMINIQUE
 REVIEWER PHONE: 301-952-3411
 REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG
 ACRES: 10.19
ZONING:
 LCD 10.00 Acres
 OUTPARCELS: 0
 PARCELS: 3
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 74A
 COUNCILMANIC DISTRICT: 04
 POLICE DIVISION: II
 TIER: DEVELOPING
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: 4-20032
 HISTORIC SITE IND: NO
 AGT NAME: BOHLER ENGINEERING

PLANNING BOARD DATE: 7/6/2023 SCHEDULED 70 DAY LIMIT IS 7-12-2023
 SDRG MEETING DATE: 5/26/2023 SCHEDULED

ZONING

SE-22002 STEWART PROPERTY; DEVELOPMENT OF A PLANNED RETIREMENT COMMUNITY WITH 57 SINGLE-FAMILY ATTACHED DWELLING UNITS.; LOCATED APPROXIMATELY 390 FEET SOUTHEAST OF THE INTERSECTION OF LAKE GLEN DRIVE AND SPRINGFIELD ROAD.

REVIEWER: SHELLY, ANDREW
REVIEWER PHONE: 301-952-4976
REVIEWER EMAIL: ANDREW.SHELLY@PPD.MNCPPC.ORG
ACRES: 12.01

ZONING:

RR 12.01 Acres
OUTPARCELS: 0
PARCELS: 3
OUTLOTS: 0
LOTS: 57
PLANNING AREA: 71A
COUNCILMANIC DISTRICT: 04
POLICE DIVISION: II
TIER: DEVELOPING
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

25-119(d) variance to wco

AGT NAME: CHARLES P. JOHNSON & ASSOCIATES

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|----------------|-----------------|-----------|
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