



# SDRC Agenda

5/28/2021

## Committee Chairperson: Mridula Gupta

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

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### SUBDIVISION

4-06145

**JEMAL'S POST; LOTS 1-7 & PARCEL A / RECONSIDERATION TO CONDITION 15 OF ADOPTED RESOLUTION 07-96; EAST ON FORESTVILLE ROAD, SOUTH OF PENN. AVENUE AND WEST OF THE CAPITAL BELTWAY.**

|                 |                              |
|-----------------|------------------------------|
| REVIEWER:       | GUPTA, MRIDULA               |
| REVIEWER PHONE: | 301-952-3504                 |
| REVIEWER EMAIL: | MRIDULA.GUPTA@PPD.MNCPPC.ORG |
| ACRES:          | 33.35                        |

**ZONING:**  
I-1 33.35 Acres

|                        |                         |
|------------------------|-------------------------|
| OUTPARCELS:            | 0                       |
| PARCELS:               | 1                       |
| OUTLOTS:               | 0                       |
| LOTS:                  | 7                       |
| PLANNING AREA:         | 75A                     |
| COUNCILMANIC DISTRICT: | 06                      |
| POLICE DISTRICT:       | 8                       |
| TIER:                  | Developed               |
| GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES |
| HISTORIC SITE IND:     | NO                      |

**VARIANCE/VARIATION REQUEST:**

|           |   |
|-----------|---|
| 24-129(b) | flood plain   |
| 24-130(a) | minimize effects of development on land, streams and wetlands |

AGT NAME: DEWBERRY

|                      |                  |           |  |
|----------------------|------------------|-----------|--|
| STAFF PLANNING BOARD | DATE: 11/16/2017 | VERIFIED  | RECORD IMAGING IS COMPLETE                                       |
|                      | DATE: 4/8/2021   | APPROVED  | REQUEST FOR WAIVER OF RULE/RECONSIDERATION                       |
| PLANNING BOARD       | DATE: 10/11/2007 | APPROVED  | 07-96(A)   |
| PLANNING BOARD       | DATE: 7/12/2007  | APPROVED  | APPROVED REQUEST FOR RECONSIDERATION                             |
| PLANNING BOARD       | DATE: 5/3/2007   | APPROVED  | APPROVED WITH CONDITIONS INCLUDING A VARIATION TO SECTION 24-130 |
| PLANNING BOARD       | DATE: 9/13/2007  | CONTINUED | RECONSIDERATION  |
| SDRC MEETING         | DATE: 3/9/2007   | NONE      |  |
| SDRC MEETING         | DATE: 5/28/2021  | SCHEDULED | ADDED FOR VARIATION TO 24-129 AND 24-130 A                       |
| PLANNING BOARD       | DATE: 7/8/2021   | SCHEDULED | RECONSIDERATION HEARING  |

4-19039

**HARGROVE INDUSTRIAL; 10,577 SQUARE FEET OF INDUSTRIAL/COMMERCIAL DEVELOPMENT.; NORTHWEST QUADRANT OF INTERSECTION OF MARTIN LUTHER KING JR HWY AND HARGROVE DRIVE**

REVIEWER: DIAZ-CAMPBELL, EDDIE  
REVIEWER PHONE: 301-952-3665  
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org  
ACRES: 5.31

**ZONING:**

I-1 5.31 Acres  
OUTPARCELS: 0  
PARCELS: 2  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 70  
COUNCILMANIC DISTRICT: 05  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: BEN DYER ASSOCIATES, INC.

PLANNING BOARD DATE: 7/15/2021 SCHEDULED 70 DAY LIMIT = 7/22/21  
SDRC MEETING DATE: 5/28/2021 PENDING

**URBAN DESIGN**

**CDP-9306-04 PRESERVE AT PISCATAWAY (GLASSFORD VILLAGE NORTH); REVISION TO PREVIOUSLY APPROVED CONDITIONS 1(A) (1) AND (2) TO ALLOW CEMENTITIOUS SIDING AND ATTACHED GARAGE TO BE USED FOR THE NORTH SECTION OF 14 LOTS.; LOCATED AT THE INTERSECTION OF LIVINGSTON ROAD AND PISCATAWAY ROAD**

REVIEWER: ZHANG, HENRY  
REVIEWER PHONE: 301-952-4151  
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org  
ACRES: 16.90

**ZONING:**

R-L 16.90 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 84  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 6  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CDP-9306  
HISTORIC SITE IND: NO  
AGT NAME: GUTSCHICK, LITTLE & WEBER, P.A

PLANNING BOARD DATE: 7/22/2021 PENDING 70 DAY LIMIT =7-22-2021  
SDRC MEETING DATE: 5/28/2021 SCHEDULED

**DSP-05018-01 TRIBECA AT CAMP SPRINGS (DAY CARE CENTER); A DAY CARE CENTER FOR UP TO 88 CHILDREN; LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION BETWEEN OLD SOPER ROAD AND AUTH ROAD**

REVIEWER: ZHANG, HENRY  
REVIEWER PHONE: 301-952-4151  
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org  
ACRES: 7.50

**ZONING:**

C-S-C 7.50 Acres  
D-D-O 0.00 Acres  
OUTPARCELS: 0

PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 76A  
 COUNCILMANIC DISTRICT: 09  
 POLICE DISTRICT: 5  
 TIER: Developed  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-05018  
 HISTORIC SITE IND: NO  
 AGT NAME: VIKA, INC.

PLANNING BOARD DATE: 6/24/2021 PENDING 60 DAY LIMIT = 7-6-2021  
 SDRG MEETING DATE: 5/28/2021 SCHEDULED  
 APPLICANT DATE: 5/7/2021 ETOD FILED

**DSP-16055-04 VISTA GARDENS WEST; PROPOSED RECONSTRUCTION OF EXISTING PARCELS 1, 2 AND E VISTA GARDENS WEST INTO REQUEST IS FOR THE 1 COMMERCIAL PARCEL, 7 RERESIDENTIAL CONDOS AND 6 HOA PARCELS PRIVATE RDS; NORTHEAST CORNER OF MARTIN LUTHER KING JR. HWY AND BUSINESS PARKWAY**

REVIEWER: BOSSI, ADAM  
 REVIEWER PHONE: 301-780-8116  
 REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org  
 ACRES: 6.90

**ZONING:**

M-X-T 6.90 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 70  
 COUNCILMANIC DISTRICT: 05  
 POLICE DISTRICT: 2  
 TIER: Developing  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-16055  
 HISTORIC SITE IND: NO  
 AGT NAME: SHIPLEY & HORNE, P.A.

PLANNING BOARD DATE: 7/29/2021 PENDING 70 DAY LIMIT =7-29-2021  
 SDRG MEETING DATE:5/28/2021 SCHEDULED

**DSP-18056 WILLIS PROPERTY; DEVELOPMENT OF A DETACHED SINGLE-FAMILY DWELLING.; LOCATED ON THE NORTH SIDE OF WESSON DRIVE, APPROXIMATELY 564 FEET WEST OF BRIDGEPORT DRIVE**

REVIEWER: BUTLER, TIERRE  
 REVIEWER PHONE: 301-780-2458  
 REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
 ACRES: 0.50

**ZONING:**

R-80 0.50 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 1  
 PLANNING AREA: 76A  
 COUNCILMANIC DISTRICT: 08  
 POLICE DISTRICT: 4  
 TIER: Developed  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 HISTORIC SITE IND: NO  
 AGT NAME: SURVEYS INC

PLANNING BOARD  
SDRC MEETING

DATE: 7/29/2021  
DATE: 5/28/2021

PENDING  
SCHEDULED

70 DAY: 7/29/2021

**DSP-19028**

**CALM RETREAT; PHASE ONE OF A MIXED-USE DEVELOPMENT TO INCLUDE 488 SINGLE-FAMILY ATTACHED (TOWNHOUSE) UNITS; WEST SIDE OF ROUTE 301 (ROBERT CRAIN HIGHWAY), APPROXIMATELY 1,900 FEET NORTH OF ITS INTERSECTION WITH CHADDS FORD DRIVE**

REVIEWER: BOSSI, ADAM  
REVIEWER PHONE: 301-780-8116  
REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org  
ACRES: 72.41

**ZONING:**  
M-X-T 72.41 Acres  
OUTPARCELS: 0  
PARCELS: 58

OUTLOTS: 0  
LOTS: 488  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 7  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD  
SDRC MEETING

DATE: 7/22/2021  
DATE: 5/28/2021

PENDING  
SCHEDULED

70 DAY: 7/22/2021

**DSP-19059**

**SKYLINE SUBDIVISION; DEVELOPMENT OF A SUBDIVISION WITH SIX SINGLE-FAMILY DETACHED DWELLING UNITS; LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SUITLAND ROAD AND RANDOLPH ROAD**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 2.48

**ZONING:**  
D-D-O 0.00 Acres  
R-80 2.48 Acres

OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 6  
LOTS: 0  
PLANNING AREA: 76A  
COUNCILMANIC DISTRICT: 07  
POLICE DISTRICT: 4  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: CV, INC.

PLANNING BOARD  
SDRC MEETING

DATE: 7/22/2021  
DATE: 5/28/2021

PENDING  
SCHEDULED

70 DAY: 7/27/2021

**SDP-1701-06**

**TIMOTHY BRANCH; PROPOSED MIXED-RETIREMENT DEVELOPMENT TO INCLUDED 212 DWELLING UNITS.; LOCATED ON THE SOUTH SIDE OF BRANDYWINE ROAD AT ITS INTERSECTION WITH MATTAWOMAN DRIVE**

REVIEWER: BOSSI, ADAM  
REVIEWER PHONE: 301-780-8116  
REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org  
ACRES: 72.26

**ZONING:**  
L-A-C 72.26 Acres  
M-I-O 0.00 Acres

OUTPARCELS: 0  
PARCELS: 4  
OUTLOTS: 0

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: 7/22/2021 PENDING 70 DAY = JULY 27, 2021  
 SDRG MEETING DATE: 5/28/2021 SCHEDULED

**ZONING**

**DPLS-491 TRIBECA AT CAMP SPRINGS; A DEPARTURE FROM PARKING AND LOADING SPACES REQUIRED FOR REDUCTION OF ONE LOADING SPACE; LOCATED ON THE NORTHWEST QUADRANT OF THE INTERSECTION BETWEEN OLD SOPER ROAD AND AUTH ROAD**

REVIEWER: NA  
 REVIEWER PHONE:

REVIEWER EMAIL:  
 ACRES: 7.50

**ZONING:**  
     C-S-C 7.50 Acres  
     D-D-O 0.00 Acres

OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0

PLANNING AREA: 76A  
 COUNCILMANIC DISTRICT: 09  
 POLICE DISTRICT: 5  
 TIER: Developed  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-05018-01  
 HISTORIC SITE IND: NO  
 AGT NAME: VIKA, INC.

PLANNING BOARD DATE: 6/24/2021 PENDING 60 DAY LIMIT = 7-6-2021  
 SDRG MEETING DATE: 5/28/2021 SCHEDULED

**DSDS-713 RIVER OF LIFE CHURCH; REQUESTING DSDS FOR INSTALLING 1 SIGN; 60.17 SF FACING NORCROSS MOUNTED ON SIDE OF BUILDING; SOUTHWEST SIDE OF NORCROSS STREET; AT THE CORNER OF OLSON ST AND NORCROSS ST**

REVIEWER: HURLBUTT, JEREMY  
 REVIEWER PHONE: 301-952-4277  
 REVIEWER EMAIL: Jeremy.Hurlbutt@ppd.mncppc.org  
 ACRES: 8.98

**ZONING:**  
     R-55 8.98 Acres

OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0

PLANNING AREA: 76A  
 COUNCILMANIC DISTRICT: 07  
  
 POLICE DISTRICT: 8  
 TIER: Developed  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-16021  
 HISTORIC SITE IND: NO  
 AGT NAME: RIVER OF LIFE CHURCH

SDRG MEETING DATE: 5/28/2021 SCHEDULED

ROSP-4785-01

**TRADITIONS AT BEECHFIELD; TO REDUCE THE DEVELOPMENT BY 15 LOT AND ADD NEW ARCHITECTURE; NORTHEAST CORNER OF ENTERPRISE ROAD AT MD 50 (JOHN HANSON HIGHWAY)**

|                        |                               |
|------------------------|-------------------------------|
| REVIEWER:              | SIEVERS, THOMAS               |
| REVIEWER PHONE:        | 301-952-3994                  |
| REVIEWER EMAIL:        | Thomas.Sievers@ppd.mncppc.org |
| ACRES:                 | 83.66                         |
| <b>ZONING:</b>         |                               |
| R-E                    | 83.66 Acres                   |
| OUTPARCELS:            | 0                             |
| PARCELS:               | 0                             |
| OUTLOTS:               | 0                             |
| LOTS:                  | 25                            |
| PLANNING AREA:         | 71A                           |
| COUNCILMANIC DISTRICT: | 06                            |
| POLICE DISTRICT:       | 2                             |
| TIER:                  | Developing                    |
| GROWTH POLICY AREA:    | ESTABLISHED COMMUNITIES       |
| PARENT CASE NO:        | SE-4785                       |
| HISTORIC SITE IND:     | NO                            |
| AGT NAME:              | DEWBERRY                      |

PLANNING BOARD  
SDRC MEETING

DATE: 7/15/2021  
DATE: 5/28/2021

PENDING  
SCHEDULED

70 DAY = 07/21/2021