



**SDRC Agenda**  
06/25/2021

**Committee Chairperson: Mridula Gupta**

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

4-20038      **ELP DC; WAREHOUSE; LOCATED 470 FEET SOUTH OF THE TERMINUS OF BRANDYWINE HEIGHTS ROAD**

REVIEWER:	NA
REVIEWER PHONE:	
REVIEWER EMAIL:	
ACRES:	24.58
<b>ZONING:</b>	
I-3	24.58 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	85A
COUNCILMANIC DISTRICT:	09
POLICE DISTRICT:	5
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	4-20011
HISTORIC SITE IND:	NO
AGT NAME:	MCNAMEE HOSEA

PLANNING BOARD	DATE: 9/9/2021	PENDING
SDRC MEETING	DATE: 6/25/2021	SCHEDULED

**CBCA**

CP-20003

**MAGRUDERS FERRY LIVING SHORELINE; CHANGES TO ROADWAY AND SHORELINE;  
PENDING**

REVIEWER: BRADEN IV, SAM  
REVIEWER PHONE: 301-952-3411  
REVIEWER EMAIL: Sam.BradenIV@ppd.mncppc.org  
ACRES: 1.99

**ZONING:**  
O-S 1.99 Acres  
R-C-O 0.00 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0

PLANNING AREA: 87A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Rural  
GROWTH POLICY AREA: RURAL AND AGRICULTURAL AREA  
HISTORIC SITE IND: NO  
AGT NAME: STRAUGHAN ENVIRONMENTAL, INC.

SDRC MEETING DATE: 6/25/2021 SCHEDULED  
PLANNING DIRECTOR DATE: 6/10/2021 PENDING

**URBAN DESIGN**

**DSP-10011-02 QUEENS CHAPEL TOWN CENTER; AMENDMENT TO THE ALLOWED USES FOR THE PROPERTY TO ALLOW AN EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.; LOCATED ON THE NORTHWEST QUADRANT OF QUEENS CHAPEL ROAD AND HAMILTON STREET**

REVIEWER: ZHANG, HENRY  
REVIEWER PHONE: 301-952-4151  
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org  
ACRES: 6.05

**ZONING:**  
M-X-T 6.05 Acres  
R-55 0.00 Acres  
T-D-O 0.00 Acres

OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 68  
COUNCILMANIC DISTRICT: 02  
POLICE DISTRICT: 1  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-10011  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 9/16/2021 PENDING 70 DAY LIMIT IS 9-20-2021  
SDRC MEETING DATE: 6/25/2021 SCHEDULED

**DSP-15020-05 CHICK-FIL-A, CAPITAL PLAZA; CONSTRUCTION OF A 4,966 SQUARE FOOT EATING AND DRINKING ESTABLISHMENT WITH A DRIVE THROUGH; ON THE NORTH SIDE OF ANNAPOLIS ROAD, APPROXIMATELY 1,150 FEET EAST OF ITS INTERSECTION WITH BALTIMORE WASHINGTON PARKWAY**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 43.81

**ZONING:**  
C-S-C 43.81 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0

LOTS: 0  
PLANNING AREA: 69  
COUNCILMANIC DISTRICT: 03  
POLICE DISTRICT: 1  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-15020  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 9/23/2021 PENDING 70 DAY: 9/26/2021  
SDRC MEETING DATE: 6/25/2021 SCHEDULED

**ZONING**

DDS-678

**MCDONALD'S FOREST HEIGHTS; DDS FOR 4.7 OF THE LANDSCAPE MANUAL EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE; LOCATED ON THE SOUTHEAST QUADRANT OF THE INTERSECTION OF LIVINGSTON ROAD AND ARAPAHOE DRIVE**

REVIEWER: SPRADLEY, DEANDRAE  
REVIEWER PHONE: 301-952-4976  
REVIEWER EMAIL: deandrae.spradley@ppd.mncppc.org  
ACRES: 0.77

**ZONING:**  
C-M 0.77 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 76A  
COUNCILMANIC DISTRICT: 08  
POLICE DISTRICT: 4  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: ROSP-4196-01  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD	DATE: 9/9/2021	SCHEDULED	PLANNING BOARD REVIEW FOR DEPARTURE WILL BE SEPARATE FROM THE COMPANION ROSP-4196-01
SDRC MEETING	DATE: 6/25/2021	PENDING	