



# SDRC Agenda

9/3/2021

**Committee Chairperson: Mridula Gupta**

**Committee Co-Chair: Adam Bossi**

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

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## SUBDIVISION

**\*\*\* Pecan Ridge Plats 1-5; (5-21028, 5-21029, 5-21030, 5-21031, 5-21032) Variation Request Only**

5-21028	PECAN RIDGE, PLATS 1 THROUGH 5; LOTS 1 THROUGH 80 & PARCELS A, B, C, D, E, F, G, H, & J; 315 FEET
5-21029	EAST OF THE INTERSECTION OF MD 197 (LAUREL BOWIE ROAD) AND LLOYD STATION ROAD.
5-21030	PRE-ACCEPTANCE SDRC DATE: <u>9/3/2021</u>
5-21031	REVIEWER: DICRISTINA, KAYLA
5-21032	REVIEWER PHONE: 301-952-3248
	REVIEWER EMAIL: KAYLA.DICRISTINA@PPD.MNCPPC.ORG
	ACRES: 41.70
	<b><u>ZONING:</u></b>
	R-R 41.70 Acres
	OUTPARCELS: 0
	PARCELS: 9
	OUTLOTS: 0
	LOTS: 80
	PLANNING AREA: 71A
	COUNCILMANIC DISTRICT: 04
	POLICE DISTRICT: 2
	TIER: Developing
	GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
	PARENT CASE NO: 4-19003
	HISTORIC SITE IND: NO
	<b><u>VARIANCE/VARIATION REQUEST:</u></b>
	24-152(o)(9) additional party to the easement in addition to the property owner
	AGT NAME: RODGERS CONSULTING

**Variation Request Only**

5-21082

**GRAYLING PARCEL A; RESUB LOT 7 BLOCK E; ROUTE 450 AND ANNAPOLIS ROAD**

PRE-ACCEPTANCE SDRG DATE: 9/3/2021  
REVIEWER: VATANDOOST, MAHSA  
REVIEWER PHONE: 301-952-4487  
REVIEWER EMAIL: Mahsa.Vatandoost@ppd.mncppc.org  
ACRES: 1.09  
**ZONING:**  
M-U-I 1.09 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 1  
PLANNING AREA: 69  
COUNCILMANIC DISTRICT: 05  
  
POLICE DISTRICT: 2  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-19001  
HISTORIC SITE IND: NO  
**VARIANCE/VARIATION REQUEST:**  
24-122(a) public facilities requirements Utility Easements  
24-122(a) Public Facility Requirements  
AGT NAME: KIMLEY HORN

4-20016

**LIW IRONWORKS; ONE PARCEL FOR 19,000 SQUARE-FEET OF COMMERCIAL DEVELOPMENT.; NORTHWEST CORNER OF THE INTERSECTION OF INDIAN HEAD HWY AND CORNETT STREET**

PRE-ACCEPTANCE SDRG DATE:  
REVIEWER: HEATH, ANTOINE  
REVIEWER PHONE: 301-952-3554  
REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org  
ACRES: 1.50  
**ZONING:**  
I-3 1.50 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 80  
COUNCILMANIC DISTRICT: 08  
POLICE DISTRICT: 7  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-19010  
HISTORIC SITE IND: NO  
AGT NAME: BRENTON LANDSCAPE ARCHITECTURE (CHARLES BRENTON)

PLANNING BOARD	DATE: 11/4/2021	PENDING	70 DAY = 11/09/2021 (DATE STARTS 09/01/2021 FOR 70 DAY COUNT)
SDRC MEETING	DATE: 9/3/2021	SCHEDULED	

4-20020

**LOTTSFORD COURT MEDICAL ARTS BUILDING; 1 PARCEL FOR THE DEVELOPMENT OF 100,000 SQUARE FEET OF MEDICAL OFFICE DEVELOPMENT; ON THE SOUTH SIDE OF LOTTSFORD COURT 200 FEET WEST OF LOTTSFORD ROAD**

PRE-ACCEPTANCE SDRG DATE:

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

ACRES: 3.58

**ZONING:**

C-O 3.58 Acres  
D-D-O 0.00 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 73

COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 2  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-09021  
HISTORIC SITE IND: NO  
AGT NAME: GIBBS & HALLER

PLANNING BOARD DATE: 10/21/2021 PENDING 70 DAY LIMIT= 11/9/21  
PLANNING BOARD DATE: 10/21/2021 SCHEDULED  
SDRC MEETING DATE: 9/3/2021 SCHEDULED

4-21006

**6400 AMERICAN BOULEVARD PROPERTY; 1 PARCEL FOR MIXED USE; LOCATED ON THE NORTHWEST QUADRANT OF AMERICAN BOULEVARD AND EAST-WEST HIGHWAY**

PRE-ACCEPTANCE SDRG DATE:

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

ACRES: 2.42

**ZONING:**

M-U-I 2.42 Acres  
T-D-O 0.00 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 68

COUNCILMANIC DISTRICT: 02  
POLICE DISTRICT: 1  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-00024  
HISTORIC SITE IND: NO  
AGT NAME: BOHLER ENGINEERING

PLANNING BOARD DATE: 11/4/2021 SCHEDULED PB SCHEDULED FOR 11/4/2021  
SDRC MEETING DATE: 9/3/2021 SCHEDULED SDRG SCHEDULED FOR 9/3/21

**VARIANCE/VARIATION REQUEST:**

24-128(b)(12) Public Utility Easement requirement

4-21011

**ARCLAND- DANGERFIELD ROAD; 2 PARCELS FOR 118,548 SQUARE FEET OF COMMERCIAL DEVELOPMENT; SOUTHEAST QUADRANT OF THE INTERSECTION OF DANGERFIELD ROAD AND WOODYARD ROAD**

PRE-ACCEPTANCE SDRC DATE:

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

ACRES: 5.65

**ZONING:**

C-S-C 5.65 Acres  
M-I-O 0.00 Acres  
OUTPARCELS: 0  
PARCELS: 2  
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: MCNAMEE HOSEA

PLANNING BOARD      DATE: 11/4/2021      SCHEDULED  
SDRC MEETING      DATE: 9/3/2021      SCHEDULED

**ZONING**

**ROSP-3576-01 BURGER KING #1157; A LIMITED MINOR AMENDMENT TO THE APPROVED SPECIAL EXCEPTION PLAN (SE-3576) FOR RENOVATIONS TO AN EXISTING EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE.; NORTH SIDE OF UNIVERSITY BLVD APPROXIMATELY 250 FEET FROM ITS INTERSECTION WITH GUILFORD**

PRE-ACCEPTANCE SDRC DATE:

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

ACRES: 0.72

**ZONING:**

C-S-C 0.72 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 65  
COUNCILMANIC DISTRICT: 02  
POLICE DISTRICT: 1  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: SE-3576  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING DIRECTOR DATE: 9/17/2021 PENDING  
SDRC MEETING DATE: 9/3/2021 SCHEDULED