



SDRC Agenda

9/29/2023 Committee Chairperson: Eddie Diaz-Campbell

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

<https://global.gotomeeting.com/join/158461357>

You may also dial in using your phone.

United States: [+1 \(872\) 240-3412](tel:+18722403412)

Access Code: 158-461-357

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/158461357>

SUBDIVISION

4-22012

MOUNT ZION PENTECOSTAL CHURCH; 1 PARCEL FOR DEVELOPMENT OF 145 MULTIFAMILY DWELLING UNITS; LOCATED ON THE NORTH SIDE OF AGER ROAD, APPROXIMATELY 2,500 FEET FROM ITS INTERSECTION WITH EAST WEST HIGHWAY

REVIEWER:	DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE:	301-952-3665
REVIEWER EMAIL:	Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES:	9.50
<u>ZONING:</u>	
RSF-65	5.70 Acres
RSF-A	3.80 Acres
OUTPARCELS:	0
PARCELS:	1
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	65
COUNCILMANIC DISTRICT:	02
POLICE DIVISION:	I
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
24-121(a)(3)	Access to arterial or higher
AGT NAME:	DANIEL F. LYNCH, ESQUIRE

PLANNING BOARD	DATE: 11/16/2023	PENDING	70 DAYS = NOVEMBER 21, 2023
SDRC MEETING	DATE: 9/29/2023	SCHEDULED	

PPS-2022-037

ROLLINS AVENUE DEVELOPMENT; 33 LOTS AND 4 PARCELS FOR THE DEVELOPMENT OF 33 SINGLE-FAMILY ATTACHED DWELLINGS.; WEST SIDE OF ROLLINS AVENUE, 1,800 FEET SOUTH OF THE INTERSECTION OF ROLLINS AVENUE AND OLD CENTRAL AVENUE

REVIEWER: DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE: 301-952-3665
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES: 4.36

ZONING:

RSF-A 4.36 Acres
OUTPARCELS: 0
PARCELS: 4
OUTLOTS: 0
LOTS: 33
PLANNING AREA: 75A
COUNCILMANIC DISTRICT: 07
POLICE DIVISION: VIII
ESAs: 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: O'CONNELL & LAWRENCE, INC.

PLANNING BOARD DATE: 11/16/2023 PENDING 70 DAYS = NOVEMBER 21, 2023
SDRC MEETING DATE: 9/29/2023 SCHEDULED

URBAN DESIGN

DET-2022-002 SUNHAVEN APARTMENTS; EXPAND THE EXISTING APARTMENT COMPLEX FROM 36 DWELLING UNITS TO 72 DWELLING UNITS; ON THE EASTERN SIDE OF DOEWOOD LANE, APPROXIMATELY 300 FEET FROM THE INTERSECTION OF DOEWOOD LANE AND ADDISON RD.

REVIEWER: SHELLY, ANDREW
REVIEWER PHONE: 301-952-4976
REVIEWER EMAIL: ANDREW.SHELLY@PPD.MNCPPC.ORG
ACRES: 3.69

ZONING:

RMF-20 3.69 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 72
COUNCILMANIC DISTRICT: 05
POLICE DIVISION: III
ESAs: DEVELOPING
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: AMT ENGINEERING

PLANNING BOARD DATE: 12/7/2023 PENDING 45-DAY WAIVER = 1/19/2024
SDRC MEETING DATE: 9/29/2023 SCHEDULED

ZONING

ESPIRALES MONTESSORI BILINGUAL CHILDCARE CENTER; APPLICATION FOR A SPECIAL EXCEPTION TO THE ZONING ORDINANCE TO PERMIT A CHILDCARE FACILITY. PROPOSED FENCE FOR OUTDOOR PLAY AREA.; APPROXIMATELY 170 SOUTH OF THE INTERSECTION OF GUMWOOD DRIVE AND HITCHING POST LANE.

REVIEWER:	PRICE, TODD
REVIEWER PHONE:	
REVIEWER EMAIL:	TODD.PRICE@PPD.MNCPPC.ORG
ACRES:	0.40
<u>ZONING:</u>	
RSF-95	0.40 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	68
COUNCILMANIC DISTRICT:	02
POLICE DIVISION:	I
ESAs:	DEVELOPED
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	BEN SIMASEK

PLANNING BOARD	DATE: 11/9/2023	PENDING
SDRC MEETING	DATE: 9/29/2023	SCHEDULED