



SDRC Agenda

10/13/2023 Committee Chairperson: Eddie Diaz-Campbell

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

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SUBDIVISION

4-22070

KENWOOD VILLAGE; 124 LOTS AND 18 PARCELS FOR THE DEVELOPMENT OF 124 SINGLE-FAMILY DETACHED DWELLINGS.; SOUTHEAST QUADRANT OF THE INTERSECTION OF WHITE HOUSE ROAD AND THE (PROPOSED EXTENSION) OF HARRY S. TRUMAN DRIVE.

| | |
|------------------------|------------------------------|
| REVIEWER: | HEATH, ANTOINE |
| REVIEWER PHONE: | 301-952-3554 |
| REVIEWER EMAIL: | Antoine.Heath@ppd.mncppc.org |
| ACRES: | 63.10 |
| <u>ZONING:</u> | |
| LCD | 63.10 Acres |
| OUTPARCELS: | 0 |
| PARCELS: | 18 |
| OUTLOTS: | 0 |
| LOTS: | 124 |
| PLANNING AREA: | 78 |
| COUNCILMANIC DISTRICT: | 06 |
| POLICE DIVISION: | II |
| TIER: | DEVELOPING |
| GROWTH POLICY AREA: | ESTABLISHED COMMUNITIES |
| PARENT CASE NO: | CDP-0303-01 |
| HISTORIC SITE IND: | NO |

VARIANCE/VARIATION REQUEST:

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

AGT NAME: CHARLES P. JOHNSON & ASSOCIATES, INC.

| | | | |
|----------------|------------------|-----------|-------------------|
| PLANNING BOARD | DATE: 12/7/2023 | PENDING | 70 DAYS - 12/7/23 |
| SDRC MEETING | DATE: 10/13/2023 | SCHEDULED | |

PPS-2022-043

HARMONY GARDEN; 67 LOTS AND 10 PARCELS FOR THE DEVELOPMENT OF 67 SINGLE-FAMILY ATTACHED DWELLINGS.; SOUTHEAST CORNER OF OLD BALTIMORE PIKE AND AMMENDALE ROAD.

PRE-ACCEPTANCE SDRC DATE: 10/10/2023

REVIEWER: HEATH, ANTOINE
REVIEWER PHONE: 301-952-3554
REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org
ACRES: 7.75

ZONING:

CGO 7.75 Acres
OUTPARCELS: 0
PARCELS: 10
OUTLOTS: 0
LOTS: 67
PLANNING AREA: 62
COUNCILMANIC DISTRICT: 01
POLICE DIVISION: VI
ESAs: DEVELOPING
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'MALLEY, MILES, NYLEN & GILMORE

PLANNING BOARD DATE: 11/30/2023 PENDING 70-DAY COUNT:
SDRC MEETING DATE: 10/13/2023 SCHEDULED

URBAN DESIGN

**DSP-16039 FORESTVILLE CENTER; PROPOSED 8,960 SQ FT COMMERCIAL SHOPPING CENTER;
LOCATED ON THE SOUTH SIDE OF MARLBORO PIKE, APPROXIMATELY 200 FEET NORTH OF
ITS INTERSECTION WITH PUMPHREY DRIVE**

REVIEWER: LOCKHART, DOMINIQUE
REVIEWER PHONE: 301-952-3411
REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG
ACRES: 1.23

ZONING:

CGO 1.23 Acres
OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 75A
COUNCILMANIC DISTRICT: 06
POLICE DIVISION: VIII
TIER: DEVELOPED
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: HIJAZI LAW GROUP

PLANNING BOARD DATE: 12/7/2023 PENDING 70 DAY LIMIT =12-7-2023
SDRC MEETING DATE: 10/13/2023 SCHEDULED

**DSP-21037 GLENWOOD HILLS; MIXED-USE DEVELOPMENT CONSISTING OF RESIDENTIAL,
COMMERCIAL, RETAIL, AND INDUSTRIAL USES.; LOCATED SOUTH OF MD 214 (CENTRAL
AVE); APPROXIMATELY 700 FEET WEST OF AT ITS INTERSECTION WITH SHADY GLEN DRIVE**

REVIEWER: LOCKHART, DOMINIQUE
REVIEWER PHONE: 301-952-3411
REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG
ACRES: 133.45
ZONING:
MIO 0.00 Acres
RMF-48 121.42 Acres
RSF-65 12.03 Acres
OUTPARCELS: 0
PARCELS: 37
OUTLOTS: 0
LOTS: 126
PLANNING AREA: 75A
COUNCILMANIC DISTRICT: 06
POLICE DIVISION: VIII
TIER: DEVELOPED
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: 4-21051
HISTORIC SITE IND: NO
AGT NAME: GUTSCHICK, LITTLE & WEBER, P.A

PLANNING BOARD DATE: 11/30/2023 PENDING 70 DAY LIMIT = 01-13-2024
SDRC MEETING DATE: 10/13/2023 SCHEDULED

DSP-22042 WESTPHALIA RETAIL; INFRASTRUCTURE TO FACILITATE THE GRADING, UTILITY, AND STREET LAYOUT FOR THE RETAIL COMPONENT OF WESTPHALIA TOWN CENTER.; LOCATED ON THE NORTHEAST CORNER OF PENNSYLVANIA AVENUE AND WOODYARD AVENUE

REVIEWER: LOCKHART, DOMINIQUE
REVIEWER PHONE: 301-952-3411
REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG
ACRES: 65.88
ZONING:
TAC-e 65.88 Acres
OUTPARCELS: 1
PARCELS: 39
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
POLICE DIVISION: VIII
TIER: DEVELOPING
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: 4-08002
HISTORIC SITE IND: NO
AGT NAME: DEWBERRY ENGINEERS INC.

PLANNING BOARD DATE: 11/30/2023 PENDING 70 DAY LIMIT = 01-13-2024
SDRC MEETING DATE: 10/13/2023 SCHEDULED