



# SDRC Agenda

10/27/2023 Committee Chairperson: Eddie Diaz-Campbell

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

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## **SUBDIVISION**

5-23107

**COLE'S MANOR LOTS 1-7; LOTS 1-7 RESIDENTIAL; SOUTHWEST SIDE OF BROOKLYN BRIDGE ROAD, 150 FEET NORTHWEST OF CANNFILED DRIVE**

PRE-ACCEPTANCE SDRC DATE:	<u>10/27/2023</u>
REVIEWER:	VATANDOOST, MAHSA
REVIEWER PHONE:	301-952-4487
REVIEWER EMAIL:	Mahsa.Vatandoost@ppd.mncppc.org
ACRES:	5.35
<b><u>ZONING:</u></b>	
RR	5.35 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	7
PLANNING AREA:	60
COUNCILMANIC DISTRICT:	01
POLICE DIVISION:	VI
TIER:	DEVELOPING
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	4-22017
HISTORIC SITE IND:	NO

**VARIANCE/VARIATION REQUEST:**

24-122(a)	public facilities requirements Utility Easements
AGT NAME:	GUTSCHICK, LITTLE & WEBER, P.A

PPS-2022-025

**MCKENDREE ROAD; 79 LOTS AND 15 PARCELS FOR DEVELOPMENT OF 79 SINGLE FAMILY ATTACHED UNITS; NORTH SIDE OF MCKENDREE ROAD APPROXIMATELY 420 FEET WEST OF ITS INTERSECTION WITH ROBERT CRAIN HIGHWAY (US 301).**

REVIEWER: DIAZ-CAMPBELL, EDDIE  
REVIEWER PHONE: 301-952-3665  
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org  
ACRES: 12.86

**ZONING:**

RSF-A 12.86 Acres  
OUTPARCELS: 0  
PARCELS: 15  
OUTLOTS: 0  
LOTS: 79  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
POLICE DIVISION: VII  
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: MCNAMEE HOSEA

PLANNING BOARD DATE: 1/4/2024 PENDING 70-DAY ACTION LIMIT: 1/11/2024  
SDRC MEETING DATE: 10/27/2023 SCHEDULED

**PPS-2022-041 SUPERIOR MARTIAL ARTS TRAINING CENTER; 1 PARCEL FOR THE DEVELOPMENT OF 9,500 SQUARE FEET OF EDUCATIONAL USE.; NORTH SIDE OF MD 725 (MARLBORO PIKE) APPROXIMATELY 225 FEET WEST FROM ITS INTERSECTION WITH ROBERT CRAIN HIGHWAY**

PRE-ACCEPTANCE SDRC DATE: 10/24/2023  
REVIEWER: HEATH, ANTOINE  
REVIEWER PHONE: 301-952-3554  
REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org  
ACRES: 0.98

**ZONING:**

RMF-48 0.98 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 79  
COUNCILMANIC DISTRICT: 06  
POLICE DIVISION: II  
ESAs: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 12/14/2023 PENDING ACTION 70-DAY BY: DECEMBER 18,2023  
SDRC MEETING DATE: 10/27/2023 SCHEDULED

**PPS-2023-003 AKEM AND MANTAB PROPERTY (MINOR); 1 LOT FOR SINGLE-FAMILY DETACHED DEVELOPMENT; AT THE INTERSECTION OF MCCONNELL DRIVE AND ELLEN DRIVE IN THE COMMUNITY OF MARLBORO MEADOWS**

REVIEWER: VATANDOOST, MAHSA  
REVIEWER PHONE: 301-952-4487  
REVIEWER EMAIL: Mahsa.Vatandoost@ppd.mncppc.org  
ACRES: 0.59

**ZONING:**

RR 0.59 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 1  
PLANNING AREA: 79  
COUNCILMANIC DISTRICT: 09  
POLICE DIVISION: II  
ESAs: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: NRI-205-2022  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

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

AGT NAME: CIVTECH DESIGNS, INC.

PLANNING DIRECTOR DATE: 12/15/2023 PENDING 70 DAY DATE - 12/15/23  
SDRC MEETING DATE: 10/27/2023 SCHEDULED

**URBAN DESIGN**

**DET-2022-009 WASHINGTON SQUARE; DEVELOPMENT OF 135 SINGLE-FAMILY ATTACHED (TOWNHOUSE) DWELLING UNITS.; NORTH SIDE OF SUITLAND ROAD AT ITS INTERSECTION WITH ARNOLD ROAD.**

REVIEWER: SHELLY, ANDREW  
REVIEWER PHONE: 301-952-4976  
REVIEWER EMAIL: ANDREW.SHELLY@PPD.MNCPPC.ORG  
ACRES: 20.09

**ZONING:**

RSF-A 20.09 Acres  
OUTPARCELS: 0  
PARCELS: 31  
OUTLOTS: 0  
LOTS: 135  
PLANNING AREA: 75A  
COUNCILMANIC DISTRICT: 07  
POLICE DIVISION: VIII  
ESAs: DEVELOPING  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: PPS-2022-001  
HISTORIC SITE IND: NO  
AGT NAME: MATTHEW C. TEDESCO

PLANNING BOARD DATE: 12/7/2023 PENDING 70 DAY: 12/15/2023  
SDRC MEETING DATE: 10/27/2023 SCHEDULED

DSP-01002-04

**LIBRARY APARTMENTS (TOLEDO ROAD GARAGE REDEVELOPMENT); TO RAZE HALF OF THE EXISTING PARKING GARAGE AND CONSTRUCT A 7-STORY MULTI-FAMILY BUILDING IN ITS PLACE WHILE RETAINING THE OTHER HALF OF THE EXISTING PARKING GARAGE; SOUTH SIDE OF TOLEDO ROAD, APPROXIMATELY 265 FEET FROM ITS INTERSECTION OF TOLEDO ROAD AND ADELPHI ROAD**

REVIEWER: HUANG, TE-SHENG (EMERY)

REVIEWER PHONE: 301-952-4534

REVIEWER EMAIL: tesheng.huang@ppd.mncppc.org

ACRES: 2.86

**ZONING:**

RTO-H-c 3.00 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 68

COUNCILMANIC DISTRICT: 02

POLICE DIVISION: I

TIER: DEVELOPED

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: DSP-01002

HISTORIC SITE IND: NO

AGT NAME: THE CORPORATION TRUST, INCORPORATED

PLANNING BOARD      DATE: 12/14/2023      PENDING      70 DAY: 12/15/2023  
SDRC MEETING      DATE: 10/27/2023      SCHEDULED

DSP-17052-01

**HILLEL AT UNIVERSITY OF MARYLAND; AMENDMENT TO PRIOR APPROVED DSP FOR CHANGES TO THE EXTERIOR AND INTERIOR OF THE BUILDING; LOCATED ON THE EAST SIDE OF YALE AVENUE, APPROXIMATELY 300 FEET NORTH OF ITS INTERSECTION WITH COLLEGE AVENUE**

REVIEWER: MITCHUM, JOSHUA

REVIEWER PHONE: 301-952-4132

REVIEWER EMAIL: JOSHUA.MITCHUM@PPD.MNCPPC.ORG

ACRES: 1.74

**ZONING:**

APA-6 0.00 Acres

NAC 0.87 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 66

COUNCILMANIC DISTRICT: 03

POLICE DIVISION: I

TIER: DEVELOPED

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: DSP-17052

HISTORIC SITE IND: NO

AGT NAME: O'MALLEY, MILES, NYLEN & GILMORE

PLANNING BOARD      DATE: 12/7/2023      SCHEDULED      70 DAY LIMIT = 12-12-2023  
SDRC MEETING      DATE: 10/27/2023      SCHEDULED

**BRIGHTSEAT INDUSTRIAL; DISTRIBUTION WAREHOUSE; BETWEEN BRIGHTSEAT ROAD AND THE CAPITAL BELTWAY, APPROXIMATELY 500 FEET NORTH OF ITS INTERSECTION WITH BISHOP PEBBLES DR**

REVIEWER:	LOCKHART, DOMINIQUE
REVIEWER PHONE:	301-952-3411
REVIEWER EMAIL:	DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG
ACRES:	12.04
<b><u>ZONING:</u></b>	
IE	12.04 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	72
COUNCILMANIC DISTRICT:	05
POLICE DIVISION:	III
TIER:	DEVELOPED
GROWTH POLICY AREA:	EMPLOYMENT AREA
PARENT CASE NO:	4-22046
HISTORIC SITE IND:	NO
AGT NAME:	THOMAS H HALLER

PLANNING BOARD	DATE: 12/14/2023	PENDING	70 DAY LIMIT = 12-19-2023
SDRC MEETING	DATE: 10/27/2023	SCHEDULED	