



# SDRC Agenda

1/7/2022

**Committee Chairperson: Mridula Gupta**

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

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## SUBDIVISION

4-21017

**HILLSIDE (FORMERLY FORT WASHINGTON RIDGE);64 LOTS AND 16 PARCELS FOR THE DEVELOPMENT OF 64 SINGLE-FAMILY ATTACHED DWELLINGS; LOCATED AT THE NORTHEAST QUAD AT THE INTERSECTIONS OF OXON HILL ROAD AND FORT FOOTE ROAD**

PRE-ACCEPTANCE SDRC DATE:

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

ACRES: 14.15

**ZONING:**

R-R 14.15 Acres  
OUTPARCELS: 0  
PARCELS: 14  
OUTLOTS: 0  
LOTS: 64  
PLANNING AREA: 80  
COUNCILMANIC DISTRICT: 08  
POLICE DISTRICT: 7  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-05067  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

25-122(b)(1)(G) Preservation of specimen, champion or historic trees  
25-119(d) variance to wco

AGT NAME: BGH FORT WASHINGTON

PLANNING BOARD DATE: 2/24/2022 SCHEDULED  
SDRC MEETING DATE: 1/7/2022 SCHEDULED

4-21022

**FIRST BAPTIST CHURCH OF HIGHLAND PARK; 1 PARCEL FOR THE DEVELOPMENT OF 138 MULTIFAMILY UNITS FOR ELDERLY OR HANDICAP FAMILIES, IN ADDITION TO 128,112 SQUARE FEET OF EXISTING INSTITUTIONAL USES; ON THE SOUTH SIDE OF SHERIFF ROAD AT ITS INTERSECTION WITH HUNT AVENUE AND MD 704 (MARTIN LUTHER KING JR. HIGHWAY)**

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: HEATH, ANTOINE  
REVIEWER PHONE: 301-952-3554  
REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org  
ACRES: 18.64

**ZONING:**

R-80 18.64 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 72

COUNCILMANIC DISTRICT: 05  
POLICE DISTRICT: 3  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: NRI-037-08-02  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 3/3/2022 SCHEDULED PLANNING BOARD SCHEDULED 3/3/22  
SDRC MEETING DATE: 1/7/2022 SCHEDULED SDRC SCHEDULED 1/7/22

4-21028

**RICHARDSON SUBDIVISION; 6 LOTS FOR SINGLE-FAMILY DETACHED DWELLINGS; LOCATED APPROXIMATELY 1,000 FEET SOUTHEAST FROM THE INTERSECTION OF OLD ALEXANDER FERRY ROAD AND WOODYARD ROAD**

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: GUPTA, MRIDULA  
REVIEWER PHONE: 301-952-3504  
REVIEWER EMAIL: MRIDULA.GUPTA@PPD.MNCPPC.ORG  
ACRES: 11.50

**ZONING:**

M-I-O 5.75 Acres  
R-R 5.75 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 6  
PLANNING AREA: 81A

COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: NRI-149-2020  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

25-119(d) variance to WCO

AGT NAME: ELITE ENGINEERING, LLC

PLANNING BOARD DATE: 3/3/2022 SCHEDULED 70 DAY COUNT = 3/11/22  
SDRC MEETING DATE: 1/7/2022 SCHEDULED



DSP-20003

**MILL BRANCH ROAD PROPERTY, PARCEL A & 32; CONSTRUCTION OF 408 MULTIFAMILY RESIDENTIAL UNITS AND 190 SINGLE-FAMILY ATTACHED TOWNHOUSE UNITS.; LOCATED IN THE NORTHEAST QUADRANT OF THE INTERSECTION WITH MILL BRANCH ROAD AND US 301 (ROBERT S. CRAIN HIGHWAY)**

PRE-ACCEPTANCE SDRC DATE:

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

ACRES: 70.10

**ZONING:**

C-S-C 70.10 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 71B  
COUNCILMANIC DISTRICT: 05  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-10018  
HISTORIC SITE IND: NO  
AGT NAME: LANDTECH CORPORATION

PLANNING BOARD DATE: 3/10/2022 PENDING 70 DAY LIMIT= 3/13/2022  
SDRC MEETING DATE: 1/7/2022 SCHEDULED

DSP-20045

**MARLBORO CROSSROADS, STARBUCKS; CONVERSION OF AN EXISTING BANK TO AN EATING AND DRINKING ESTABLISHMENT WITH DRIVE-THROUGH SERVICE ON PARCEL A.; AT SOUTHEAST CORNER OF THE INTERSECTION OF ROUTE 301 (CRAIN HIGHWAY) AND MD 4 (PENNSYLVANIA AVENUE)**

PRE-ACCEPTANCE SDRC DATE:

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

ACRES: 10.55

**ZONING:**

C-S-C 10.55 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 1  
PLANNING AREA: 82B  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 6  
TIER: Develped  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: SOLTESZ, LLC.

PLANNING BOARD DATE: 3/10/2022 PENDING 70 DAY: 3/11/2021  
SDRC MEETING DATE: 1/7/2022 SCHEDULED

**ZONING**

A-9968-03

**NATIONAL CAPITAL BUSINESS PARK; AMEND THE CURRENT APPROVED BASIC PLAN TO REFLECT 5.5 MILLION SQUARE- FEET OF WAREHOUSE, DISTRIBUTION, OFFICE, LIGHT INDUSTRIAL, & MANUFACTURING; ON THE NORTH SIDE OF LEELAND ROAD AND APPROXIMATELY 3,178 FEET WEST OF THE INTERSECTION OF US 301**

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: SIEVERS, THOMAS  
REVIEWER PHONE: 301-952-3994  
REVIEWER EMAIL: Thomas.Sievers@ppd.mncppc.org  
ACRES: 427.30

**ZONING:**

E-I-A 0.00 Acres  
R-S 427.30 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 74A  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 2  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: A-9968  
HISTORIC SITE IND: NO  
AGT NAME: BOHLER

PLANNING BOARD	DATE: 2/10/2022	PENDING	CLERK OF COUNCIL SET TRANSMITTAL TO ZHE NO LATER THAN 2-15-2022
SDRC MEETING	DATE: 1/7/2022	SCHEDULED	
Z.H.E.	DATE: 2/23/2022	SCHEDULED	9:30 AM VIRTUAL HEARING

**CNU-12648-2015 8204 BELLEFONTE LANE APARTMENTS; CERTIFICATION OF NON-CONFORMING USE OF EXISTING MULTIFAMILY PROPERTY.; 2500 FT ON THE NE SIDE OF OLD ALEXANDRIA FERRY ROAD AND BELLEFONTE LAND**

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: HURLBUTT, JEREMY  
REVIEWER PHONE: 301-952-4277  
REVIEWER EMAIL: Jeremy.Hurlbutt@ppd.mncppc.org  
ACRES: 0.46

**ZONING:**

R-R 0.46 Acres  
OUTPARCELS: 0  
PARCELS: 0  
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: JOE MYERS, SR

