

Development Activity Monitoring System Report

SDRC Agenda 1/7/2022

Committee Chairperson: Mridula Gupta

Please join SDRC at 9:30 a.m. from your computer, tablet, or smartphone. https://global.gotomeeting.com/join/158461357

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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.

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: HEATH, ANTOINE REVIEWER PHONE: 301-952-3554

REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org

ACRES: 18.64

ZONING:

HIGHWAY)

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

URBAN DESIGN

CDP-2101

PARKLAND AND ROCK CREEK; TO INCLUDE UP TO 620 RESIDENTIAL DWELLING UNITS, INCLUDING 350-440 SINGLE-FAMILY ATTACHED, 130-180 SINGLE-FAMILY DETACHED, 110-160 UNITS AGE RESTRICTED AND 12,500 COMMERCIAL SPACE; NORTHWEST QUADRANT OF THE INTERSECTION OF WESTPHALIA ROAD AND RITCHIE MARLBORO ROAD

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: ZHANG, HENRY REVIEWER PHONE: 301-952-4151

REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org

ACRES: 156.87

ZONING:

R-M 156.87 Acres

OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
POLICE DISTRICT: 2

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 3/3/2022 PENDING 70 DAY: 3/4/2022

SDRC MEETING DATE: 1/7/2022 SCHEDULED

DSP-17023-03

ADDISON ROW (ETOD); CONSTRUCTION OF A THREE-STORY BUILDING CONTAINING 327 MULTIFAMILY DWELLING UNITS.; LOCATED NORTH OF ADDISON ROAD, APPROXIMATELY 35 FEET NORTH OF ITS INTERSECTION WITH NORTH ENGLEWOOD DRIVE

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: BISHOP, ANDREW

REVIEWER PHONE: 301-952-4897

REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org

ACRES: 34.59

ZONING:

M-X-T 34.59 Acres

OUTPARCELS: 0

PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 72
COUNCILMANIC DISTRICT: 05
POLICE DISTRICT: 3

TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: DSP-17023

HISTORIC SITE IND: NO

AGT NAME: DEWBERRY

PLANNING BOARD DATE: 2/24/2022 PENDING 60 DAY: 3/3/2022

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: Developed

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

PLANNING BOARD DATE: 2/15/2018 NONE CONTINUED INDEFINETLY PLANNING BOARD DATE: 2/24/2022 70 DAY LIMIT =3/7/22 PENDING

SDRC MEETING

DATE: 1/7/2022

SCHEDULED

STAFF DATE: 10/20/2021 TRANSMITTED RETURNED COMMENTS TO APPLICANT FOR

REVISION

APPLICANT DATE: 12/14/2021 TRANSMITTED ACCEPTANCE PACKAGE SUBMITTED **APPLICANT** DATE: 11/4/2021 **TRANSMITTED** REVISED SUBMISSION TRANSMITTED TO

ZONING SUPERVISOR

DATE: 10/19/2021 TRANSMITTED APPLICANT DOCUMENTS TRANSMITTED TO RESTART

THE REVIEW FOR PLANNING BOARD

DDS-682

CLINTON CHURCH OF CHRIST: REQUESTING A DEPARTURE FROM DESIGN STANDARDS FROM LANDSCAPE MANUAL SECTION 4.7 TO ALLOW A REDUCTION TO THE BUILDING SETBACK AND LANDSCAPE BUFFERYARD REQUIREMENTS.; INTERSECTION OF BRANDYWINE ROAD AND DEN LEE DRIVE

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: SIEVERS, THOMAS

REVIEWER PHONE: 301-952-3994

REVIEWER EMAIL: Thomas.Sievers@ppd.mncppc.org

ACRES: 3.43

ZONING:

R-80 3.43 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

PARENT CASE NO: AC-21016

NO HISTORIC SITE IND:

AGT NAME: TIM LONGFELLOW

PLANNING BOARD DATE: 3/3/2022 **PENDING** 70 DAY LIMIT= 03/10/2021

SDRC MEETING DATE: 1/7/2022 **SCHEDULED**