



SDRC Agenda – Friday, April 3, 2020 at 9:30 a.m.
Committee Chairperson: Thomas Burke

Please join the SDRC meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/158461357>

You can 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

4-17034

THE PRESERVE AT WESTPHALIA; 292 LOTS AND 25 PARCELS FOR SINGLE FAMILY DETACHED AND ATTACHED UNITS AND 12,500 SQUARE-FEET OF COMMERCIAL DEVELOPMENT; LOCATED AT THE NW CORNER OF THE INTERSECTION OF WESTPHALIA RD AND RITCHIE MARLBORO RD

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

ACRES: 63.66

ZONING:

L-A-C 0.00 Acres

R-M 63.66 Acres

OUTPARCELS: 0

PARCELS: 28

OUTLOTS: 0

LOTS: 292

PLANNING AREA: 78

COUNCILMANIC DISTRICT: 06

POLICE DISTRICT: 2

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

25-122(b)(1)(g) - SPECIMEN TREE

24-128(b)(7)(d)

24-480(d)

AGT NAME: RODGERS CONSULTING, INC.

PLANNING BOARD DATE: 5/14/2020 PENDING 70 DAY LIMIT 5/19/20
SDRC MEETING DATE: 4/3/2020 SCHEDULED

4-19035

WASTE MANAGEMENT CAPITOL FACILITY; ONE PARCEL FOR INDUSTRIAL DEVELOPMENT; THE DRIVEWAY IS LOCATED AT THE INTERSECTION OF D'ARCY ROAD AND SANSBURY ROAD

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

ACRES: 7.77

ZONING:

I-1 5.12 Acres

I-2 2.65 Acres

MIOZ

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 1

PLANNING AREA: 78

COUNCILMANIC DISTRICT: 06

POLICE DISTRICT: 2

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

AGT NAME: LARSON DESIGN GROUP

PLANNING BOARD DATE: 5/14/2020 PENDING ACTION LIMIT = 5/22/2020
SDRC MEETING DATE: 4/3/2020 SCHEDULED

4-19047

STANDARD AT COLLEGE PARK; 1 PARCEL FOR MIXED USE DEVELOPMENT OF 6,671 SQUARE FEET OF COMMERCIAL AND 282 MULTIFAMILY DWELLING UNITS; US 450 FT EAST OF INTERSECTION OF GUILFORD AND HARTWICK

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

ACRES: 1.85

ZONING:

M-X-T/D-D-O 1.85 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 1

PLANNING AREA: 66

COUNCILMANIC DISTRICT: 03

POLICE DISTRICT: 1

TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

VARIATION REQUEST:

24-122(a)

AGT NAME: BOHLER ENGINEERING

PLANNING BOARD DATE: 5/14/2020 PENDING 70 DAY LIMIT 5/20/2020
SDRC MEETING DATE: 4/3/2020 SCHEDULED

URBAN DESIGN

DSP-18055 ARDWICK ARDMORE CONSOLIDATED SELF STORAGE; CONSTRUCTION OF A 114,000 SQUARE FOOT CONSOLIDATED STORAGE FACILITY; LOCATED ON THE SOUTH SIDE OF ARDWICK ARDMORE ROAD, APPROXIMATELY 280 FEET WEST OF PRESTON DRIVE

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

ACRES: 2.36

ZONING:

I-1 2.36 Acres
OUTPARCELS: 0
PARCELS: 2
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 72
COUNCILMANIC DISTRICT: 05
POLICE DISTRICT: 3
TIER: Developed
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: JOYCE ENGINEERING CORPORATION

PLANNING BOARD DATE: 5/28/2020 PENDING 70 DAY: 5/29/2020
SDRC MEETING DATE: 4/3/2020 SCHEDULED

CSP-19010 LIW IRONWORKS; TO CONSTRUCT A CONTRACTOR'S OFFICE AND WAREHOUSE; LOCATED ON THE WEST SIDE OF ROUTE 210 (INDIAN HEAD HIGHWAY), APPROXIMATELY 1,400 NORTH OF AROGONA BOULEVARD

REVIEWER: BUSH, JONATHAN, 301-780-2458, Jonathan.Bush@ppd.mncppc.org

ACRES: 1.50

ZONING:

I-3 1.50 Acres
OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 80
COUNCILMANIC DISTRICT: 08
POLICE DISTRICT: 7
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: BRENTON LANDSCAPE ARCHITECTURE, LLC.

PLANNING BOARD DATE: 5/28/2020 PENDING 70 DAY: 6/2/2020
SDRC MEETING DATE: 4/3/2020 SCHEDULED

ZONING

SE-4832

7-ELEVEN, DISTRICT HEIGHTS; SPECIAL EXCEPTION FOR THE REDEVELOPMENT OF A FOOD OR BEVERAGE STORE AND NEW GAS STATION; LOCATED ON THE NORTH SIDE OF MARLBORO PIKE, AT THE NORTHEAST QUADRANT OF ITS INTERSECTION WITH BOONES LANE

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

ACRES: 2.55

ZONING:

C-S-C/MIOZ 2.55 Acres
OUTPARCELS: 1
PARCELS: 2
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 75A
COUNCILMANIC DISTRICT: 06
POLICE DISTRICT: 8
TIER: Developed
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 5/21/2020 PENDING ACTION LIMIT = 5/29/2020
SDRC MEETING DATE: 4/3/2020 SCHEDULED

SP-190001

MCDONALDS RIVERDALE; DEPARTURE FROM THE DEVELOPMENT PLAN DESIGN STANDARDS FOR BUILDING NAND SITE CIRCULATION MODIFICATIONS TO AN EXISTING EAT AND DRINKING ESTABLISHMENT WITH DRIVE THROUGH; SOUTHWEST SIDE OF INTERSECTION ROUTE 410 (EAST-WEST HIGHWAY) AND ROUTE 1 BALTIMORE AVENUE

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

ACRES: 0.76

ZONING:

MU-TC 0.76 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 5
PLANNING AREA: 68
COUNCILMANIC DISTRICT: 03
POLICE DISTRICT: 1
TIER: Developed
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: BOHLER ENGINEERING

PLANNING BOARD DATE: 5/14/2020 PENDING 70 DAY LIMIT 5/20/2020
SDRC MEETING DATE: 4/3/2020 SCHEDULED