



# SDRC Agenda

6/26/2020

Committee Chairperson: Thomas Burke

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

DSP-19045  
<DSDS-701>  
Greenbelt

**ROYAL FARMS GREENBELT; DEVELOPMENT OF A 4,649 SQ FT FOOD & BEVERAGE STORE, A GAS STATION, AND A SEPARATE 4,368 SQ FT COMMERCIAL BUILDING; LOCATED ON THE NORTH SIDE OF GREENBELT ROAD, APPROXIMATELY 635 FEET EAST OF ITS INTERSECTION WITH WALKER DRIVE**

REVIEWER: BOSSI, ADAM – [ADAM.BOSSI@PPD.MNCPPC.ORG](mailto:ADAM.BOSSI@PPD.MNCPPC.ORG)

ACRES: 4.07

**ZONING:**

C-O 4.07 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 1

PLANNING AREA: 67

COUNCILMANIC DISTRICT: 04

POLICE DISTRICT: 4

TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

AGT NAME: DEWBERRY

PLANNING BOARD	DATE: 9/24/2020	PENDING	70 DAY= 9-25-2020
SDRC MEETING	DATE: 6/26/2020	SCHEDULED	

DSP-20021

**POTOMAC ENERGY HOLDINGS; GAS STATION WITH FOOD AND BEVERAGE AND CAR WASH; LOCATED ON THE NORTH SIDE OF GREENBELT ROAD AT ITS INTERSECTION WITH AEROSPACE DRIVE**

REVIEWER: ZHANG, HENRY – [HENRY.ZHANG@PPD.MNCPPC.ORG](mailto:HENRY.ZHANG@PPD.MNCPPC.ORG)

ACRES: 0.90

**ZONING:**

I-1 0.90 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 70  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 9/17/2020 PENDING 70 DAY: 9/28/2020  
SDRC MEETING DATE: 6/26/2020 SCHEDULED

DSP-20022

**WOODYARD STATION; INFRASTRUCTURE ONLY FOR THE INSTALLATION OF THE PUBLIC ROADS AND MASS GRADING OF THE SITE; LOCATED ON THE NORTH SIDE OF ROUTE 223 (WOODYARD ROAD), APPROXIMATELY 1,900 WEST OF MARYLAND ROUTE 5 (BRANCH AVENUE)**

REVIEWER: BURKE, THOMAS – [THOMAS.BURKE@PPD.MNCPPC.ORG](mailto:THOMAS.BURKE@PPD.MNCPPC.ORG)

ACRES: 21.82

**ZONING:**

M-X-T 21.82 Acres  
OUTPARCELS: 0  
PARCELS: 3  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 81A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-19008  
HISTORIC SITE IND: NO

AGT NAME: MORRIS & RITCHIE ASSOCIATES, INC.

PLANNING BOARD DATE: 9/10/2020 PENDING 70 DAY: 9-17-2020  
SDRC MEETING DATE: 6/26/2020 SCHEDULED

**PARKSIDE; LAYOUT REVISIONS TO SECTION 5 AND 6 TO REFLECT DIFFERENT SINGLE-FAMILY ATTACHED LOT SIZES.; LOCATED ON BOTH SIDES OF MELWOOD ROAD, AT ITS INTERSECTION WITH MOORE'S WAY**

REVIEWER: BISHOP, ANDREW – [ANDREW.BISHOP@PPD.MNCPPC.ORG](mailto:ANDREW.BISHOP@PPD.MNCPPC.ORG)

ACRES: 150.49

**ZONING:**

R-M 150.49 Acres  
OUTPARCELS: 0  
PARCELS: 98  
OUTLOTS: 0  
LOTS: 599  
PLANNING AREA: 78  
COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: SDP-1302  
HISTORIC SITE IND: NO  
AGT NAME: DEWBERRY

SDRC MEETING DATE: 6/26/2020 SCHEDULED  
PLANNING DIRECTOR DATE: 6/15/2020 PENDING