



# SDRC Agenda

7/13/2020

Committee Chairperson: Thomas Burke

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

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## SUBDIVISION

4-19045

**10640 GROSS LANE; TWO LOTS FOR SINGLE-FAMILY DETACHED DEVELOPMENT.; SE INTERSECTION OF ODELL ROAD AND GROSS LANE**

REVIEWER: HEATH, ANTOINE – [Antoine.heath@ppd.mncppc.org](mailto:Antoine.heath@ppd.mncppc.org)

ACRES: 0.99

**ZONING:**

R-R 0.99 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 2

PLANNING AREA: 62

COUNCILMANIC DISTRICT: 01

POLICE DISTRICT: 6

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

AGT NAME: DEWBERRY

PLANNING DIRECTOR DATE: 7/20/2020  
SDRC MEETING DATE: 7/13/2020

PENDING  
SCHEDULED

PD 40 DAY LIMIT - 7/27/20  
RESCHEDULED FROM 6/26/20

**RIVERFRONT AT WEST HYATTSVILLE METRO; COMMERCIAL USE (MEDICAL OFFICE BUILDING & PARKING GARAGE); AT INTERSECTION OF AGER ROAD AND LITTLE BRANCH RUN**

REVIEWER: HEATH, ANTOINE – [Antoine.Heath@ppd.mncppc.org](mailto:Antoine.Heath@ppd.mncppc.org)

ACRES: 2.02

**ZONING:**

M-X-T 2.02 Acres  
 T-D-O 0.00 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 68  
 COUNCILMANIC DISTRICT: 02  
 POLICE DISTRICT: 1  
 TIER: Developing  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: 4-15020  
 HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

24-121(a)(3) Access to arterial or higher

AGT NAME: RODGERS CONSULTING, INC.

SDRC MEETING DATE: 7/13/2020 SCHEDULED FOR VARIATION REQUEST

**URBAN DESIGN**

**DSP-19054 THE HUB AT COLLEGE PARK; MIXED USE BUILDING WITH 161 MULTIFAMILY DWELLING UNITS AND 1,022 SQUARE FEET OF COMMERCIAL SPACE.; LOCATED ON THE NORTH SIDE OF KNOX ROAD APPROXIMATELY 200 FEET EAST OF ITS INTERSECTION WITH GUILFORD DRIVE**

REVIEWER: HURLBUTT, JEREMY – [Jeremy.hurlbutt@ppd.mncppc.org](mailto:Jeremy.hurlbutt@ppd.mncppc.org)

ACRES: 0.72

**ZONING:**

D-D-O 0.00 Acres  
 M-U-I 0.72 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 6  
 PLANNING AREA: 66  
 COUNCILMANIC DISTRICT: 03  
 POLICE DISTRICT: 1  
 TIER: Developed  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 HISTORIC SITE IND: NO  
 AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 9/17/2020 PENDING 70 DAY = 9/18/20  
 SDRC MEETING DATE: 7/13/2020 SCHEDULED SDRC DATE MOVED FROM 6-26-2020

DSP-19062

**WESTPHALIA TOWN CENTER NORTH; DEVELOP 569 TOWNHOUSE DWELLING UNITS AND 60 SINGLE-FAMILY DWELLING UNITS WITHIN PHASE 4; LOCATED ON THE SOUTH SIDE OF MELWOOD ROAD, APPROXIMATELY 2,500 FEET NORTH OF ROUTE 4 (PENNSYLVANIA AVENUE)**

REVIEWER: HURLBUTT, JEREMY – [Jeremy.hurlbutt@ppd.mncppc.org](mailto:Jeremy.hurlbutt@ppd.mncppc.org)

ACRES: 88.06

**ZONING:**

M-X-T 88.06 Acres  
OUTPARCELS: 0  
PARCELS: 59  
OUTLOTS: 0  
LOTS: 629  
PLANNING AREA: 78  
COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 8  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-07004  
HISTORIC SITE IND: NO  
AGT NAME: RODGERS CONSULTING, INC.

PLANNING BOARD DATE: 10/1/2020 PENDING 70 DAY: 10/9/2020  
SDRC MEETING DATE: 7/13/2020 SCHEDULED