



SDRC Agenda

1/22/2021

Committee Chairperson: Mridula Gupta

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

<https://global.gotomeeting.com/join/158461357>

You may 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

4-19012

ENCLAVE AT WESTPHALIA; 352 SINGLE FAMILY ATTACHED DWELLING UNITS; ON THE NORTH SIDE OF MD 4 (PENNSYLVANIA AVE) APPROXIMATELY 3900 FEET FROM ITS INTERSECTION WITH WOODYARD ROAD

REVIEWER:	HEATH, ANTOINE
REVIEWER PHONE:	301-952-3554
REVIEWER EMAIL:	Antoine.Heath@ppd.mncppc.org
ACRES:	68.70
<u>ZONING:</u>	
M-X-T	68.70 Acres
OUTPARCELS:	0
PARCELS:	24
OUTLOTS:	0
LOTS:	352
PLANNING AREA:	78
COUNCILMANIC DISTRICT:	06
POLICE DISTRICT:	2
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	CSP-15003
HISTORIC SITE IND:	NO

VARIANCE/VARIATION REQUEST:

25-122(b)(1)(G) Preservation of specimen, champion or historic trees

AGT NAME: SOLTESZ

PLANNING BOARD	DATE: 3/11/2021	PENDING	70 DAY LIMIT=3/18/21
SDRC MEETING	DATE: 1/22/2021	SCHEDULED	

4-19014

COLLINGTON NASA-FCU; TWO LOTS FOR 133,167 SQUARE FEET OF COMMERCIAL DEVELOPMENT; EAST SIDE OF PRINCE GEORGE'S BOULEVARD, APPROX 370 FEET NORTH OF TRADE ZONE AVENUE

REVIEWER: GUPTA, MRIDULA
REVIEWER PHONE: 301-952-3504
REVIEWER EMAIL: MRIDULA.GUPTA@PPD.MNCPPC.ORG
ACRES: 11.00

ZONING:
E-I-A 11.00 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 2
PLANNING AREA: 74A
COUNCILMANIC DISTRICT: 04
POLICE DISTRICT: 2
TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: BEN DYER ASSOCIATES, INC

PLANNING BOARD DATE: 3/11/2021 PENDING 70 DAY LIMIT=3/14/21
SDRC MEETING DATE: 1/22/2021 SCHEDULED

4-20010

JIFFY LUBE FORT WASHINGTON; RESUBDIVISION OF ONE PARCEL TO ADD 3,500 SQUARE FEET OF COMMERCIAL FLOOR AREA; 14,355 SQUARE FEET TOTAL; 500FT NORTH OF INTERSECTION LIVINGSTONE ROAD AND INDIAN HEAD HWY

REVIEWER: DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE: 301-952-3665
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES: 2.16

ZONING:
C-S-C 2.16 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

VARIANCE/VARIATION REQUEST:

24-122(a) public facilities requirements Utility Easements

AGT NAME: ELITE ENGINEERING, LLC

PLANNING BOARD DATE: 3/4/2021 PENDING 70 DAY LIMIT = 03/16/2021
SDRC MEETING DATE: 1/22/2021 SCHEDULED

URBAN DESIGN

**CDP-0505-01 NATIONAL CAPITAL BUSINESS PARK; 3.5 MILLION SQUARE FEET GROSS FLOOR AREA
PROPOSED INDUSTRIAL; LOCATED ON THE NORTH SIDE OF LEELEND ROAD,
APPROXIMATELY 3,178 FEET WEST OF US 301 (CRAIN HIGHWAY)**

REVIEWER: ZHANG, HENRY
REVIEWER PHONE: 301-952-4151
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org
ACRES: 427.00

ZONING:
R-S 427.00 Acres
OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 74A
COUNCILMANIC DISTRICT: 04
POLICE DISTRICT: 2
TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: CDP-0505
HISTORIC SITE IND: NO
AGT NAME: BOHLER ENGINEERING

PLANNING BOARD DATE: 3/11/2021 PENDING 70 DAY: 3-16-2020
SDRC MEETING DATE: 1/22/2021 SCHEDULED

**DSP-20013 ST. JOSEPH'S HOUSE; SINGLE-FAMILY DWELLING WITH FAMILY DAY CARE; LOCATED ON
THE NORTHEAST CORNER OF THE QUADRANT OF OLIVER STREET AND 40TH AVENUE**

REVIEWER: BOSSI, ADAM
REVIEWER PHONE: 301-780-8116
REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org
ACRES: 0.18

ZONING:
D-D-O 0.00 Acres
R-55 0.18 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 1
PLANNING AREA: 68
COUNCILMANIC DISTRICT: 02
POLICE DISTRICT: 1
TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: CSP-13010
HISTORIC SITE IND: NO
AGT NAME: RDA/SITE DESIGN

PLANNING BOARD DATE: 3/11/2021 PENDING 70 DAY: 3-15-2021
SDRC MEETING DATE: 1/22/2021 SCHEDULED

2914 WESTBROOK LANE PROPERTY; LIMITED DETAILED SITE PLAN FOR A SINGLE-FAMILY DETACHED RESIDENCE WITHIN THE APA-3M AREA; LOCATED ON THE NORTH SIDE OF WESTBROOK LANE, 0.5 MILES EAST OF THE WESTERN TERMINUS OF WESTBROOK LANE

REVIEWER: BUTLER, TIERRE
 REVIEWER PHONE: 301-780-2458
 REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org
 ACRES: 2.20

ZONING:
 R-A 2.20 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 1
 PLANNING AREA: 74A
 COUNCILMANIC DISTRICT: 06
 POLICE DISTRICT: 2
 TIER: Developing
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 HISTORIC SITE IND: NO
 AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 3/11/2021 PENDING 70 DAY: 3-15-2021
 SDRG MEETING DATE: 1/22/2021 SCHEDULED

ZONING

A-9968-02 NATIONAL CAPITAL BUSINESS PARK; BASIC PLAN AMENDMENT - PROPOSED 3.5 MILLION SQUARE FEET GROSS FLOOR AREA FOR INDUSTRIAL USE; ON THE NORTH SIDE OF LEELAND ROAD AND APPROXIMATELY 3,178 FEET WEST OF THE INTERSECTION OF US 301

REVIEWER: SIEVERS, THOMAS
 REVIEWER PHONE: 301-952-3994
 REVIEWER EMAIL: Thomas.Sievers@ppd.mncppc.org
 ACRES: 442.30

ZONING:
 I-1 15.00 Acres
 R-A 0.78 Acres
 R-S 426.52 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 80
 COUNCILMANIC DISTRICT: 08
 POLICE DISTRICT: 2
 TIER: Developing
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: A-9968
 HISTORIC SITE IND: NO
 AGT NAME: BOHLER ENGINEERING

Z.H.E. DATE: 3/10/2021 SCHEDULED VIRTUAL HEARING 9:30 A.M.
 PLANNING BOARD DATE: 3/4/2021 PENDING 60 LIMIT - TSR DUE TO ZHE 3-5-2021
 SDRG MEETING DATE: 1/22/2021 SCHEDULED

SE-4830

8230 SCHULTZ ROAD SENIOR HOUSING; APARTMENT DWELLINGS FOR THE ELDERLY; LOCATED AT THE SOUTHWEST QUADRANT OF SPRINGBROOK LANE AND SCHULTZ ROAD

REVIEWER: SIEVERS, THOMAS
REVIEWER PHONE: 301-952-3994
REVIEWER EMAIL: Thomas.Sievers@ppd.mncppc.org
ACRES: 3.53

ZONING:
R-80 3.53 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: BEN DYER ASSOCIATES, INC.

PLANNING BOARD DATE: 3/11/2021 PENDING 70 DAY LIMIT=3/17/21
SDRC MEETING DATE: 1/22/2021 SCHEDULED

SP-200002

ST. JOSEPH'S HOUSE; SINGLE FAMILY DWELLING WITH FAMILY DAY CARE (SPECIAL PERMIT USE IN DDOZ); LOCATED ON THE NORTHEAST CORNER OF THE QUADRANT OF OLIVER STREET AND 40TH AVENUE

REVIEWER: BOSSI, ADAM
REVIEWER PHONE: 301-780-8116
REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org
ACRES: 0.18

ZONING:
D-D-O 0.00 Acres
R-55 0.18 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 1
PLANNING AREA: 68
COUNCILMANIC DISTRICT: 02
POLICE DISTRICT: 1
TIER: Developed
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: DSP-20013
HISTORIC SITE IND: NO
AGT NAME: RDA/SITE DESIGN

PLANNING BOARD DATE: 3/11/2021 PENDING
SDRC MEETING DATE: 1/22/2021 SCHEDULED