



SDRC Agenda

1/24/2020

Committee Chairperson: Thomas Burke

SUBDIVISION

4-18031 ACCOKEEK PROPERTY; 11 LOTS AND 2 PARCELS FOR THE DEVELOPMENT OF 11 SINGLE-FAMILY DETACHED DWELLINGS; ADJACENT TO INDIAN HEAD HIGHWAY APPROXIMATELY 1.25 MILES TO LIVINGSTON ROAD AND INDIAN HEAD HIGHWAY

REVIEWER:

ACRES: 9.18

ZONING:

R-R 9.18 Acres

OUTPARCELS: 0

PARCELS: 2

OUTLOTS: 0

LOTS: 11

PLANNING AREA: 84

COUNCILMANIC DISTRICT: 09

TIER: Developing

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-121(a)(4) Lot depth adjacent to freeway (300 feet)

27-442(d) LOT/WIDTH FRONTAGE (Residential)

AGT NAME: KCI TECHNOLOGIES INC

SDRC MEETING DATE: 1/24/2020 SCHEDULED

PLANNING BOARD DATE: 3/12/2020 PENDING 70 DAY 3/18/20

4-19003 PECAN RIDGE; CONSERVATION SUBDIVISION WITH 80 LOTS AND 12 PARCELS FOR SINGLE FAMILY DETACHED DEVELOPMENT; ON THE SOUTH SIDE OF LLOYD STATION ROAD, APPROXIMATELY 315 FEET FROM ITS INTERSECTION WITH MD 197 (LAUREL-BOWIE RD)

REVIEWER: SIMON, DAVID

ACRES: 41.70

ZONING:

R-R 41.70 Acres

OUTPARCELS: 0

PARCELS: 12

OUTLOTS: 0

LOTS: 80

PLANNING AREA: 71A

COUNCILMANIC DISTRICT: 04

TIER: Developing

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-123(a)(4) curve radii standards

24-123(a)(5) primary subdivision street right of way width

AGT NAME: EDWARD C. GIBBS

PLANNING BOARD DATE: 3/26/2020 SCHEDULED 70 DAY LIMIT = 01/31/2020...WAIVER FILED
NEW MANDATORY ACTION DATE IS 4/9/20

SDRC MEETING DATE: 12/2/2019 SCHEDULED

SDRC MEETING DATE: 1/24/2020 SCHEDULED

DISCUSSION OF VARIATION REQ ONLY

4-19040

WOODYARD STATION; 120 LOTS AND 10 PARCELS FOR THE DEVELOPMENT OF 116 SINGLE-FAMILY ATTACHED AND 158 MULTIFAMILY UNITS WITH 1,000 SQ FT OF COMMERCIAL; ON THE NORTH SIDE OF MD 223 (WOODYARD ROAD) APPROX. 0.40 MILES WEST OF THE INTERCHANGE FROM MD 5 (BRANCH AVENUE)

REVIEWER: DIAZ-CAMPBELL, EDDIE

ACRES: 21.82

ZONING:

M-I-O 0.00 Acres

M-X-T 21.82 Acres

OUTPARCELS: 0

PARCELS: 10

OUTLOTS: 0

LOTS: 120

PLANNING AREA: 81A

COUNCILMANIC DISTRICT: 09

TIER: Developing

PARENT CASE NO: CSP-19008

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

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

AGT NAME: MORRIS & RITCHIE ASSOC.

PLANNING BOARD DATE: 4/23/2020 PENDING 70 DAY (3/13/20) WAIVER RECEIVED WITH ACCEPTANCE PACKAGE

SDRC MEETING DATE: 1/24/2020 SCHEDULED

5-19132-5-19140 SMITH HOME FARM; PLATS 4 -12 IN REVIEW WITH A VARIATION REQUEST; LOCATED APPROXIMATELY 3,000 FEET EAST OF THE INTERSECTION OF WESTPHALIA ROAD AND PENNSYLVANIA AVENUE (MD 4)

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

ACRES: 90.72

ZONING:

R-M

M-I-O

OUTPARCELS:

PARCELS:

OUTLOTS:

LOTS:

PLANNING AREA: 78

COUNCILMANIC DISTRICT: 06

TIER: Developing

PARENT CASE NO: 4-05080

HISTORIC SITE IND: YES

VARIANCE/VARIATION REQUEST:

24-128(B)(7)(a) Private Rd and Easements in Comprehensive Design and Mixed Use Zones

AGT NAME: DEWBERRY

SDRC MEETING DATE: 1/24/2020 SCHEDULED CASE NOT OFFICIALLY ACCEPTED - DISCUSSION ONLY OF VARIATION

5-19108-5-19121 **SMITH HOME FARM; PLATS 2-15 IN REVIEW WITH A VARIATION REQUEST; LOCATED APPROXIMATELY 3,000 FEET EAST OF THE INTERSECTION OF WESTPHALIA ROAD AND PENNSYLVANIA AVENUE (MD 4)**

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

ACRES: 147.79

ZONING:

R-M

M-I-O

OUTPARCELS:

PARCELS:

OUTLOTS:

LOTS:

PLANNING AREA: 78

COUNCILMANIC DISTRICT: 06

TIER: Developing

PARENT CASE NO: 4-16001

HISTORIC SITE IND: YES

VARIANCE/VARIATION REQUEST:

24-128(B)(7)(a) Private Rd and Easements in Comprehensive Design and Mixed Use Zones

AGT NAME: DEWBERRY

SDRC MEETING DATE: 1/24/2020 SCHEDULED CASE NOT OFFICIALLY ACCEPTED - DISCUSSION ONLY OF VARIATION

URBAN DESIGN

CSP-19008 WOODYARD STATION; DEVELOP THE M-X-T ZONED SITE WITH 116 TOWNHOUSES, A 46 UNIT MULTI-FAMILY, A 112 UNIT SENIOR FAMILY, AND 1,000 FEET OF COMMERCIAL SPACE; ON THE NORTH SIDE OF MD 223 (WOODYARD ROAD) APPROX. 0.40 MILES WEST OF THE INTERCHANGE FROM MD 5 (BRANCH AVENUE)

REVIEWER: BURKE, THOMAS

ACRES: 21.82

ZONING:

M-X-T 21.82 Acres

OUTPARCELS: 0

PARCELS: 10

OUTLOTS: 0

LOTS: 119

PLANNING AREA: 81A

COUNCILMANIC DISTRICT: 09

TIER: Developing

HISTORIC SITE IND: NO

AGT NAME: MORRIS & RITCHIE ASSOC.

PLANNING BOARD DATE: 3/12/2020 PENDING 70 DAY LIMIT = 3/13/2020

SDRC MEETING DATE: 1/24/2020 SCHEDULED

DSP-19043

ROYAL FARMS #356; CONSTRUCTION OF A FOOD AND BEVERAGE STORE IN COMBINATION WITH A GOSOLINE STORE; LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF ARDWICK ARDMORE ROAD AND PENNSY DRIVE

REVIEWER: BUSH, JONATHAN
ACRES: 3.00

ZONING:

I-1 3.00 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 13
PLANNING AREA: 72
COUNCILMANIC DISTRICT: 05
TIER: Developed

HISTORIC SITE IND: NO
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 3/19/2020 PENDING 70 DAY LIMIT = 3/19/2020
SDRC MEETING DATE: 1/24/2020 SCHEDULED

ZONING

DSDS-704

ROYAL FARMS #356; TO INCREASE THE MAXIMUM HEIGHT OF SIGN TO 27 FEET; LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF ARDWICK ARDMORE ROAD AND PENNSY DRIVE

REVIEWER: BUSH, JNATHAN
ACRES: 3.00

ZONING:

I-1 3.00 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 13
PLANNING AREA: 72
COUNCILMANIC DISTRICT: 05
TIER: Developed

PARENT CASE NO: DSP-19043
HISTORIC SITE IND: NO
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 3/19/2020 PENDING 70 DAY LIMIT= 3-19-2020
SDRC MEETING DATE: 1/24/2020 SCHEDULED