



# SDRC Agenda

5/1/2020

Committee Chairperson: Thomas Burke

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## SUBDIVISION

5-19170-5-19181 TRADITIONS AT BEECHFIELD; FINAL PLATS IN PRE-REVIEW FILED WITH VARIATION;  
LOCATED AT THE CROSSING OF ENTERPRISE ROAD (MD-193) & JOHN  
HANSON HWY (U.S. ROUTE 50)

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

ACRES:	83.66
<b><u>ZONING:</u></b>	
R-E	83.66 Acres
OUTPARCELS:	0
PARCELS:	24
OUTLOTS:	0
LOTS:	133
PLANNING AREA:	71A
COUNCILMANIC DISTRICT:	06
POLICE DISTRICT:	2
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	4-08043
HISTORIC SITE IND:	NO

**VARIANCE/VARIATION REQUEST:**

24-122(a)	Public Facility Requirements
AGT NAME:	DEWBERRY

SDRC MEETING      DATE: 5/1/2020      SCHEDULED      VARIATION FILED

5-19182

**SOUTH LAKE (FORMERLY KARINGTON); PLAT ONE IN PRE-REVIEW, FILED WITH VARIATION  
SOUTHWEST QUADRANT OF THE INTERSECTION OF MD  
214 (CENTRAL AVENUE) AND US 301 (CRAIN HWY)**

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

ACRES: 11.00

**ZONING:**

E-I-A 11.00 Acres  
OUTPARCELS: 0  
PARCELS: 7  
OUTLOTS: 0  
LOTS: 66  
PLANNING AREA: 74A  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-05042-02  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

24-122(a) Public Facility Requirements  
AGT NAME: SHIPLEY & HORNE, P.A.

SDRC MEETING DATE: 5/1/2020 SCHEDULED VARIATION FILED

4-19026

**HARBOR VIEW; CONSTRUCT SEVEN SINGLE FAMILY DWELLINGS; LOCATED ON THE  
WEST SIDE OF FT. WASHINGTON RD, APPROX. 400' NORTH OF THE INTERSEC OF FT.  
WASHINGTON RD. & AUTUMWOOD LN**

REVIEWER: SIEVERS, THOMAS – [Thomas.sievers@ppd.mncppc.org](mailto:Thomas.sievers@ppd.mncppc.org)

ACRES: 4.69

**ZONING:**

R-R 4.69 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 7  
PLANNING AREA: 80  
COUNCILMANIC DISTRICT: 08  
  
POLICE DISTRICT: 7  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: CV INC.

PLANNING BOARD DATE: 6/11/2020 PENDING 70 DAY LIMIT 6/16/20  
SDRC MEETING DATE: 5/1/2020 SCHEDULED

## **URBAN DESIGN**

**DSP-19007      FAIRWAY ESTATES AT GLENN DALE; RESIDENTIAL DEVELOPMENT INCLUDING 63 SINGLE-FAMILY ATTACHED UNITS, 209 SINGLE-FAMILY DETACHED UNITS, AND RECREATION FACILITIES; LOCATED ON THE EAST SIDE OF PROSPECT HILL ROAD, APPROXIMATELY 230 FEET NORTH OF GLENN DALE BOULEVARD**

REVIEWER: BURKE, THOMAS – [Thomas.burke@ppd.mncppc.org](mailto:Thomas.burke@ppd.mncppc.org)

ACRES: 125.16

**ZONING:**

O-S 115.11 Acres  
R-18C 10.05 Acres  
OUTPARCELS: 1  
PARCELS: 9  
OUTLOTS: 0  
LOTS: 272  
PLANNING AREA: 70  
COUNCILMANIC DISTRICT: 04  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-19005  
HISTORIC SITE IND: NO

AGT NAME: DEWBERRY

PLANNING BOARD      DATE: 5/28/2020      PENDING      70 DAY: 5/28/2020  
SDRC MEETING      DATE: 5/1/2020      SCHEDULED

**DSP-19058      STUART LANE MCDONALD'S; 535 SQUARE-FOOT BUILDING ADDITION AND A SECOND DRIVE-THRU LANE TO THE EXISTING EATING AND DRINKING ESTABLISHMENT; LOCATED ON THE EAST SIDE OF STUART LANE, APPROXIMATELY 171 FEET SOUTH OF WOODYARD ROAD.**

REVIEWER: BURKE, THOMAS – [Thomas.burke@ppd.mncppc.org](mailto:Thomas.burke@ppd.mncppc.org)

ACRES: 0.97

**ZONING:**

C-S-C 0.97 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 2  
PLANNING AREA: 81A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO

AGT NAME: GIBBS, EDWARD C.

PLANNING BOARD      DATE: 6/18/2020      PENDING      70 DAY: 6-24-2020  
SDRC MEETING      DATE: 5/1/2020      SCHEDULED

**STUART LANE MCDONALD'S; DEPARTURE FROM PARKING AND LOADING TO ALLOW 41 SPACES; LOCATED ON THE EAST SIDE OF STUART LANE, APPROXIMATELY 171 FEET SOUTH OF WOODYARD ROAD**

REVIEWER: BURKE, THOMAS – [Thomas.burke@ppd.mncppc.org](mailto:Thomas.burke@ppd.mncppc.org)

ACRES: 0.90  
**ZONING:**  
 C-S-C 0.90 Acres  
 OUTPARCELS: 0  
 PARCELS: 0  
 OUTLOTS: 0  
 LOTS: 2  
 PLANNING AREA: 81A  
 COUNCILMANIC DISTRICT: 09  
 POLICE DISTRICT: 5  
 TIER: Developing  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-19058  
 HISTORIC SITE IND: NO  
 AGT NAME: GIBBS AND HALLER

PLANNING BOARD DATE: 6/18/2020 PENDING 70 DAY: 6-24-2020  
 SDRG MEETING DATE: 5/1/2020 SCHEDULED

**DSP-87050-13 THE SHOPS AT OXFORD, PHASE 2; CONSTRUCTION OF APPROXIMATELY 8,247 SQUARE FEET OF COMMERCIAL AND RETAIL SPACE INCLUDING A DRIVE THRU SERVICE ON CONDOMINIUM UNITS 2 & 5; LOCATED ON THE NORTH SIDE OF OXON HILL ROAD, APPROXIMATELY 500 FEET WEST OF ITS INTERSECTION WITH JOHN HANSON LANE**

REVIEWER: BISHOP, ANDREW – [Andrew.bishop@ppd.mncppc.org](mailto:Andrew.bishop@ppd.mncppc.org)

ACRES: 24.95  
**ZONING:**  
 C-S-C 24.95 Acres  
 OUTPARCELS: 0  
 PARCELS: 2  
 OUTLOTS: 0  
 LOTS: 0  
 PLANNING AREA: 76B  
 COUNCILMANIC DISTRICT: 09  
 POLICE DISTRICT: 4  
 TIER: Developed  
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
 PARENT CASE NO: DSP-87050  
 HISTORIC SITE IND: NO  
 AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 6/18/2020 PENDING 70 DAY LIMIT IS 6-23-2020  
 SDRG MEETING DATE: 5/1/2020 SCHEDULED

SDP-1701-04

**TIMOTHY BRANCH; DEVELOPMENT OF 243 MULTIFAMILY RESIDENTIAL UNITS; SOUTH SIDE OF MD 381 (BRANDYWINE ROAD), APPROXIMATELY 1,000 FEET EAST OF THE INTERSECTION WITH SHORT CUT ROAD**

REVIEWER: BOSSI, ADAM – [Adam.bossi@ppd.mncppc.org](mailto:Adam.bossi@ppd.mncppc.org)

ACRES: 322.41

**ZONING:**

    L-A-C 72.50 Acres

    M-I-O 0.00 Acres

    R-M 249.91 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 85A

COUNCILMANIC DISTRICT: 09

POLICE DISTRICT: 5

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: SDP-1701

HISTORIC SITE IND: NO

AGT NAME: MCNAMEE HOSEA

PLANNING BOARD      DATE: 6/11/2020      PENDING      70 DAY = 6-24-20

SDRC MEETING      DATE: 5/1/2020      SCHEDULED

DPLS-477

**TIMOTHY BRANCH; DEPARTURE FROM PARKING AND LOADING SPACES TO ACCOMMODATE AN APPROXIMATE 1.6 PARKING RATIO.; SOUTH SIDE OF MD 381 (BRANDYWINE ROAD), APPROXIMATELY 1,000 FEET EAST OF THE INTERSECTION WITH SHORT CUT ROAD**

REVIEWER: BOSSI, ADAM – [Adam.bossi@ppd.mncppc.org](mailto:Adam.bossi@ppd.mncppc.org)

ACRES: 322.41

**ZONING:**

    L-A-C 72.50 Acres

    M-I-O 0.00 Acres

    R-M 249.91 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 85A

COUNCILMANIC DISTRICT: 09

POLICE DISTRICT: 5

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: SDP-1701-04

HISTORIC SITE IND: NO

AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD      DATE: 6/11/2020      PENDING      70 DAY = 6-24-20

SDRC MEETING      DATE: 5/1/2020      SCHEDULED

**ZONING**

**A-9988-01      TIMOTHY BRANCH; PETITION TO AMEND BASIC PLAN TO ADD ACTIVE ADULT COMMUNITY IN L-A-C; ON THE SOUTH SIDE OF BRANDYWINE ROAD AT ITS INTERSECTION WITH MATTAWOMAN DRIVE**

REVIEWER: CONNER, SHERRI – [Sherri.Conner@ppd.mncppc.org](mailto:Sherri.Conner@ppd.mncppc.org)

ACRES: 72.43  
**ZONING:**  
    L-A-C 72.43 Acres  
    M-I-O 0.00 Acres  
OUTPARCELS: 0  
PARCELS: 4  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 5  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: A-9988  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD	DATE: 6/11/2020	PENDING	PB LIMIT = 6-14-20 60 DAYS
SDRC MEETING	DATE: 5/1/2020	SCHEDULED	
DISTRICT COUNCIL	DATE: 2/21/2020	TRANSMITTED	REFERRAL