



SDRC Agenda
07/09/2021

Committee Chairperson: Mridula Gupta

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SUBDIVISION

4-20032 NATIONAL CAPITAL BUSINESS PARK; 36 PARCELS FOR 3.5 MILLION SQUARE-FEET OF INDUSTRIAL DEVELOPMENT.; NORTH SIDE OF LEELAND ROAD, APPROX. 3000 FEET WEST OF INTERSECTION WITH US 301

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: GUPTA, MRIDULA
REVIEWER PHONE: 301-952-3504
REVIEWER EMAIL: MRIDULA.GUPTA@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: 36
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

VARIANCE/VARIATION REQUEST:

25-122(b)(1)(N)(vi) Reserved for future road construction

AGT NAME: BOHLER ENGINEERING

PLANNING BOARD DATE: 9/9/2021 PENDING 70 DAY COUNT = 09/24/2021
SDRC MEETING DATE: 7/9/2021 SCHEDULED

SMITH HOME FARM; VACATING PART OF THE RIGHT-OF-WAY OF MARY STREAM ROAD AND THE ENTIRE RIGHTS-OF-WAY OF ELIZABETH RIVER DRIVE AND ALBERT BLUFF WAY.; APPROXIMATELY 2500 FEET SOUTH OF THE INTERSECTION OF WESTPHALIA ROAD AND MELWOOD ROAD

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: DICRISTINA, KAYLA
 REVIEWER PHONE: 301-952-3248
 REVIEWER EMAIL: KAYLA.DICRISTINA@PPD.MNCPPC.ORG

ACRES: 1.12

ZONING:

R-M 1.12 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 78
 COUNCILMANIC DISTRICT: 06
 POLICE DISTRICT: 2
 TIER: Developing
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 HISTORIC SITE IND: NO
 AGT NAME: DEWBERRY

PLANNING DIRECTOR DATE: 7/23/2021 PENDING
 SDRC MEETING DATE: 7/9/2021 PENDING

URBAN DESIGN

DSP-04054-03 BELLEFONTE; PROPOSING TO REDEVELOP THE SITE FOR A WAREHOUSE USE WITH ASSOCIATED PARKING AND INFRASTRUCTURE AMENITIES.; LOCATED ON THE WEST SIDE OF LOUIE PEPPER DRIVE, APPROXIMATELY 200 FEET SOUTH OF WOODYARD ROAD

PRE-ACCEPTANCE SDRC DATE:

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

ACRES: 29.30

ZONING:

I-4 29.30 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
 PARENT CASE NO: DSP-04054
 HISTORIC SITE IND: NO
 AGT NAME: BOHLER ENGINEERING

PLANNING BOARD DATE: 9/30/2021 PENDING 70 DAY: 10/3/2021
 SDRC MEETING DATE: 7/9/2021 SCHEDULED

SDP-1901

PRESERVE AT WESTPHALIA; RESIDENTIAL COMMUNITY OF 189 SINGLE-FAMILY ATTACHED AND 103 SINGLE-FAMILY DETACHED DWELLING UNITS; LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF WESTPHALIA ROAD AND RITCHIE MARLBORO ROAD

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: BOSSI, ADAM
REVIEWER PHONE: 301-780-8116
REVIEWER EMAIL: Adam.Bossi@ppd.mncppc.org
ACRES: 63.66

ZONING:

L-A-C 19.45 Acres
R-M 44.21 Acres
OUTPARCELS: 0

PARCELS: 25
OUTLOTS: 0
LOTS: 292
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
POLICE DISTRICT: 2
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
HISTORIC SITE IND: NO
AGT NAME: RODGERS CONSULTING

PLANNING BOARD DATE: 9/30/2021 PENDING 70 DAY: 10-3-2021
SDRC MEETING DATE: 7/9/2021 SCHEDULED