



# SDRC Agenda

6/24/2022 Committee Chairperson: Mridula Gupta

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

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## SUBDIVISION

**4-21013 VISTA 95; FIVE PARCELS FOR 387,556 SQUARE FEET OF INDUSTRIAL DEVELOPMENT; LOCATED AT THE NORTHEAST QUADRANT OF THE FLOWERS ROAD AND WESTPHLIA ROAD INTERSECTION.**

REVIEWER:	HEATH, ANTOINE
REVIEWER PHONE:	301-952-3554
REVIEWER EMAIL:	Antoine.Heath@ppd.mncppc.org
ACRES:	48.30
<b><u>ZONING:</u></b>	
IE	48.00 Acres
OUTPARCELS:	2
PARCELS:	3
OUTLOTS:	0
LOTS:	0
PLANNING AREA:	78
COUNCILMANIC DISTRICT:	06
POLICE DIVISION:	16 -VIII
TIER:	Developing
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	NRI-143-2021
HISTORIC SITE IND:	NO

**VARIANCE/VARIATION REQUEST:**

24-122(a) public facilities requirements Utility Easements

AGT NAME: BOHLER

PLANNING BOARD	DATE: 7/28/2022	SCHEDULED	70 DAY COUNT = 8-2-22
SDRC MEETING	DATE: 6/24/2022	SCHEDULED	
SDRC MEETING	DATE: 6/10/2022	SCHEDULED	

**4-22007 9113 BALTIMORE AVENUE; ONE PARCEL FOR THE DEVELOPMENT OF 331 MULTIFAMILY DWELLING UNITS AND 3,937 SQUARE FEET OF COMMERCIAL USE.; INTERSECTION OF BALTIMORE AVENUE AND DELAWARE STREET**

REVIEWER: HEATH, ANTOINE  
REVIEWER PHONE: 301-952-3554  
REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org  
ACRES: 3.82

**ZONING:**

LTO-e 3.82 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 66  
COUNCILMANIC DISTRICT: 03  
POLICE DIVISION: 9 -I

TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

24-122(a) public facilities requirements Utility Easements

AGT NAME: VIKA, INC.

PLANNING BOARD DATE: 9/8/2022 SCHEDULED 70 DAY COUNT = 8/22/22 (PB IN RECESS UNTIL 9/8/22)  
SDRC MEETING DATE: 6/24/2022 SCHEDULED

**URBAN DESIGN**

**DSP-21024 ECOGRADS; CONSTRUCTION OF 123 MULTIFAMILY DWELLINGS AND 2,300 SQUARE FEET OF GROUND FLOOR RETAIL.; LOCATED IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF QUEBEC STREET AND US ROUTE 1 (BALTIMORE AVENUE)**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 0.54

**ZONING:**

APA-6 0.00 Acres  
LTO-e 1.00 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 6  
PLANNING AREA: 66  
COUNCILMANIC DISTRICT: 03  
POLICE DIVISION: 9 -I

TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-21039  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 9/22/2022 PENDING 70 DAY LIMIT =9-25-2022  
SDRC MEETING DATE: 6/24/2022 SCHEDULED

DSP-21045

**THE CASSIDY; 175 MULTIFAMILY DWELLING UNITS IN THREE BUILDINGS; EAST OF THE INTERSECTION AT WILBERFORCE COURT AND KAREN BOULEVARD**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 13.14

**ZONING:**  
RSF-A 13.00 Acres  
OUTPARCELS: 0  
PARCELS: 2  
OUTLOTS: 0  
LOTS: 0

PLANNING AREA: 75A  
COUNCILMANIC DISTRICT: 06  
POLICE DIVISION: 0 -NU  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO  
AGT NAME: ATCS, PLC

PLANNING BOARD DATE: 9/15/2022 PENDING 70 DAY: 9/16/2022  
SDRC MEETING DATE: 6/24/2022 SCHEDULED

DSP-22007

**CHERRY LANE STORAGE; DEVELOPMENT OF A 3-STORY 108,273-SQUARE-FOOT CONSOLIDATED STORAGE FACILITY WITH 895 UNITS AND A 1,200-SQUARE-FOOT RESIDENT MANAGER’S OFFICE.; LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF CHERRY LANE AND CHERRY LANE COURT**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 2.33

**ZONING:**  
IE 2.00 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0

PLANNING AREA: 62  
COUNCILMANIC DISTRICT: 01  
POLICE DIVISION: 14 -VI  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-97102  
HISTORIC SITE IND: NO  
AGT NAME: JOHNSON BERNAT ASSOCIATES INC

PLANNING BOARD DATE: 9/22/2022 PENDING 70 DAY LIMIT = 9-22-2022  
SDRC MEETING DATE: 6/24/2022 SCHEDULED

DSP-94052-03

**BRIGHTON HILLS CONDOMINIUMS; REAPPROVAL OF THE DETAILED SITE PLAN AND REVISION TO THE LAYOUT TO CONSTRUCT A CUL-DE-SAC AT THE END OF MARCY AVENUE; LOCATED 2,675 FEET NORTH OF THE INTERSECTION OF LIVINGSTON ROAD & INDIAN HEAD HIGHWAY**

REVIEWER: BISHOP, ANDREW  
REVIEWER PHONE: 301-952-4897  
REVIEWER EMAIL: Andrew.Bishop@ppd.mncppc.org  
ACRES: 2.00

**ZONING:**  
RMF-12 2.00 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 76A  
COUNCILMANIC DISTRICT: 08  
POLICE DIVISION: 14 -VI  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
HISTORIC SITE IND: NO

AGT NAME: DMV CIVIL, LLC

PLANNING BOARD DATE: 9/15/2022 PENDING 70 DAY: 9/19/2022  
SDRC MEETING DATE: 6/24/2022 SCHEDULED

## **ZONING**

**DPLS-22002 THE CASSIDY; MULTI-FAMILY RESIDENTIAL BUILDING CONTAINING AFFORDABLE HOUSING UNITS, COMMUNITY CENTER BUILDING, SITE AMMENITIES & ASSOCIATED PARKING; EAST OF THE INTERSECTION AT WIBERFORCE COURT & KAREN BOULEVARD**

REVIEWER: BUTLER, TIERRE  
REVIEWER PHONE: 301-780-2458  
REVIEWER EMAIL: Tierre.Butler@ppd.mncppc.org  
ACRES: 13.14

**ZONING:**  
RSF-A 13.00 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 75A  
COUNCILMANIC DISTRICT: 06  
POLICE DIVISION: 16 -VIII  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: DSP-21045  
HISTORIC SITE IND: NO  
AGT NAME: KCG SSP CAPITOL HEIGHTS GP, LLC

PLANNING BOARD DATE: 9/15/2022 PENDING  
SDRC MEETING DATE: 6/24/2022 SCHEDULED