



SDRC Agenda

9/30/2022 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

4-20039

TOWNE SQUARE AT SUITLAND FEDERAL CENTER, PHASE 2C; RESUBDIVISION OF EXISTING LOTS 20 AND 21 INTO 9 LOTS FOR PROPOSED SINGLE-FAMILY ATTACHED TOWNHOMES AND 1 HOA PARCEL; SOUTH SIDE OF TOWN PARK ROAD, APPROXIMATELY 160 FEET EAST OF THE INTERSECTION OF EVERGREEN DRIVE AND TOWNE PARK ROAD

REVIEWER: HEATH, ANTOINE
REVIEWER PHONE: 301-952-3554
REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org
ACRES: 0.40

ZONING:

LMUTC 0.00 Acres
OUTPARCELS: 0
PARCELS: 1
OUTLOTS: 0
LOTS: 9
PLANNING AREA: 75A
COUNCILMANIC DISTRICT: 07
POLICE DIVISION: 16 - VIII
TIER: Developed
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: 4-15005
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-128(b)(12) PUE contiguous to ROW; 10' easement adjacent to either PUE or ROW
24-122(a) Public Facility Requirements
AGT NAME: BEN DYER ASSOCIATES, INC.

PLANNING BOARD DATE: 11/17/2022 SCHEDULED 70 = 12/1/22 - (NOTE 11/24/22 IS A HOLIDAY)
SDRC MEETING DATE: 9/30/2022 SCHEDULED SCHEDULED

PPS-2022-006

SPARC RECREATION FACILITY; 2 PARCELS FOR DEVELOPMENT OF A 19,800 SQUARE FOOT RECREATION FACILITY; EAST SIDE OF RHODE ISLAND AVE, APPROXIMATELY 1,100 FEET NORTH OF ITS INTERSECTION WITH BALTIMORE AVENUE

REVIEWER: HEATH, ANTOINE
 REVIEWER PHONE: 301-952-3554
 REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org
 ACRES: 3.31
ZONING:
 CGO 3.31 Acres
 OUTPARCELS: 0
 PARCELS: 2
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 61
 COUNCILMANIC DISTRICT: 01
 POLICE DIVISION: 14 - VI
 ESAs: DEVELOPING
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: ADQ-2022-006
 HISTORIC SITE IND: NO
 AGT NAME: MATTHEW C. TEDESCO

PLANNING BOARD DATE: 12/1/2022 PENDING 70 DAY= 12-6-22
 SDRC MEETING DATE: 9/30/2022 SCHEDULED

URBAN DESIGN

CDP-9901-01 FOREST HILLS: AMENDMENT TO REVISE PLANS AND CONDITIONS RELATIVE TO TRAIL DEVELOPMENT.; LOCATED ON THE EAST AND WEST SIDES OF MD ROUTE 202 (LARGO ROAD), 500 FEET SOUTH OF ITS INTERSECTION WITH KENT DRIVE

REVIEWER: ZHANG, HENRY
 REVIEWER PHONE: 301-952-4151
 REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org
 ACRES: 167.70
ZONING:
 LCD 168.00 Acres
 OUTPARCELS: 0
 PARCELS: 0
 OUTLOTS: 0
 LOTS: 0
 PLANNING AREA: 79
 COUNCILMANIC DISTRICT: 06
 POLICE DIVISION: 10 - II
 TIER: Developing
 GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
 PARENT CASE NO: CDP-9901
 HISTORIC SITE IND: NO
 AGT NAME: QUAD CONSTRUCTION

PLANNING BOARD DATE: 11/17/2022 PENDING 70 DAY LIMIT IS 11-22-2022
 SDRC MEETING DATE: 9/30/2022 SCHEDULED

DSP-19071

THE PROMISE; A MIXED-USE DEVELOPMENT CONTAINING 1,014 MULTI-FAMILY UNITS, 37,810 SQUARE FEET OF COMMERCIAL SPACE AND A DEPARTURE FROM DESIGN STANDARDS FOR THE REQUIRED PARKING SPACE SIZE; LOCATED ON THE SOUTH SIDE OF SOUTHERN AVENUE, 2,100 FEET NORTH OF ITS INTERSECTION WITH WHEELER ROAD

REVIEWER: ZHANG, HENRY
REVIEWER PHONE: 301-952-4151
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org
ACRES: 15.10

ZONING:

NAC 15.00 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 76A
COUNCILMANIC DISTRICT: 07
POLICE DIVISION: 12 - IV
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: 4-21015
HISTORIC SITE IND: NO
AGT NAME: SCUDDER LEGAL

PLANNING BOARD DATE: 11/10/2022 PENDING 60 DAY LIMIT IS 11-12-2022
SDRC MEETING DATE: 9/30/2022 SCHEDULED
APPLICANT DATE: 9/13/2022 ETOD FILED COMPANION AC-22002

ZONING

DDS-685

THE PROMISE; DEPARTURE FOR PARKING SPACE SIZE; LOCATED ON THE SOUTH SIDE OF SOUTHERN AVENUE, 2,100 FEET NORTH OF ITS INTERSECTION WITH WHEELER ROAD

REVIEWER: ZHANG, HENRY
REVIEWER PHONE: 301-952-4151
REVIEWER EMAIL: Henry.Zhang@ppd.mncppc.org
ACRES: 15.10

ZONING:

NAC 15.00 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 76A
COUNCILMANIC DISTRICT: 07
POLICE DIVISION: 12 - IV
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: DSP-19071
HISTORIC SITE IND: NO
AGT NAME: SCUDDER LEGAL

PLANNING BOARD DATE: 11/10/2022 SCHEDULED
SDRC MEETING DATE: 9/30/2022 SCHEDULED

ROSP-4785-04

TRADITIONS AT BEECHFIELD - ENTERPRISE ROAD; REVISE CLUBHOUSE ARCHITECTURE AND SITE LAYOUT; LOCATED ON THE NORTHEAST CORNER OF ENTERPRISE ROAD AND ROUTE 50 (JOHN HANSON HIGHWAY) INTERSECTION

REVIEWER: LOCKHART, DOMINIQUE
REVIEWER PHONE: 301-952-3411
REVIEWER EMAIL: DOMINIQUE.LOCKHART@PPD.MNCPPC.ORG
ACRES: 83.66

ZONING:

RE 83.66 Acres
OUTPARCELS: 0
PARCELS: 0
OUTLOTS: 0
LOTS: 0
PLANNING AREA: 71A
COUNCILMANIC DISTRICT: 06
POLICE DIVISION: 10 - II
TIER: Developing
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: SE-4785
HISTORIC SITE IND: NO
AGT NAME: DEWBERRY ENGINEERS INC.

PLANNING DIRECTOR DATE: 10/17/2022 PENDING REFERRALS DUE 30 DAYS 10-17-22
SDRC MEETING DATE: 9/30/2022 SCHEDULED