



# SDRC Agenda

7/12/2019

Committee Chairperson: Sherri Conner

## SUBDIVISION

**4-18024 WOODMORE COMMONS; NINE PARCELS FOR THE DEVELOPMENT OF 76,000 SQUARE FEET OF COMMERCIAL GFA AND 284 MULTIFAMILY DWELLING UNITS.; NORTHEAST QUADRANT OF THE INTERSECTION OF MD 202 (LANDOVER ROAD) AND ST JOSEPH'S DRIVE**

REVIEWER: TURNQUEST, AMBER

ACRES: 17.92

**ZONING:**

M-X-T 17.92 Acres

OUTPARCELS: 0

PARCELS: 9

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 73

COUNCILMANIC DISTRICT: 05

TIER: Developing

PARENT CASE NO: CSP-03001

HISTORIC SITE IND: NO

AGT NAME: GIBBS AND HALLER

PLANNING BOARD DATE: 9/26/2019 PENDING  
SDRC MEETING DATE: 7/12/2019 SCHEDULED

**4-18028 BRANCH AVENUE M-X-T; 414 LOTS AND 41 PARCELS FOR RE DEVELOPMENT OF 414 TOWNHOMES, 240 UNIT ELDERLY CARE FACILITY AND APPROXIMATELY 12,000 SF OF COMMERCIAL/RETAIL/OFFICE DEVELOPMENT; ON THE WEST SIDE OF MD 5, 1.6 MILES NORTH OF ITS INTERSECTION WITH US 301**

REVIEWER: TURNQUEST, AMBER

ACRES: 72.23

**ZONING:**

M-X-T 72.23 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 85A

COUNCILMANIC DISTRICT: 09

TIER: Developing

PARENT CASE NO: CSP-17003

HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

27-548(h) M-X-T TH specifications

24-128(b)(7)(A) Private Road and Easments in Comprehensive Design and Mixed Use Zones

24-121(a)(3) Access to arterial or higher

AGT NAME: RODGERS CONSULTING, INC.

PLANNING BOARD DATE: 10/3/2019 PENDING  
SDRC MEETING DATE: 7/12/2019 SCHEDULED

4-18029

**PARK PLACE; TWO LOTS FOR 128,810 SQUARE FEET OF OFFICE AND WAREHOUSE DEVELOPMENT; APPROXIMATELY 650 FEET WEST OF THE MUIRKIRK ROAD AND VIRGINIA MANOR ROAD/KONTERRA ROAD INTERSECTION**

REVIEWER: TURNQUEST, AMBER  
ACRES: 17.21

**ZONING:**

I-3 17.21 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 2  
PLANNING AREA: 60  
COUNCILMANIC DISTRICT: 01  
TIER: Developing  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

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

AGT NAME: JOYCE ENGINEERING CORPORATION

PLANNING BOARD DATE: 9/26/2019 PENDING  
SDRC MEETING DATE: 7/12/2019 SCHEDULED

**URBAN DESIGN**

CSP-18003

**CALM RETREAT; A MIXED USE DEVELOPMENT OF COMMERCIAL/RETAIL SINGLE FAMILY ATTACHED AND TWO-FAMILY ATTACHED DWELLING UNITS; WEST SIDE OF US 301 (CRAIN HWY) APPROXIMATELY 2,060 FEET SOUTH OF ITS INTERSECTION WITH MD 373(ACCOKEEK ROAD)**

REVIEWER: BURKE, THOMAS  
ACRES: 72.10

**ZONING:**

M-X-T 72.10 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 85A  
COUNCILMANIC DISTRICT: 09  
TIER: Developing  
HISTORIC SITE IND: NO  
AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 9/26/2019 PENDING  
SDRC MEETING DATE: 7/12/2019 SCHEDULED

CSP-18005

**CLINTON MARKET PLACE SOUTH; A MIXED-USE DEVELOPMENT CONSISTING OF 60-100 ONE-FAMILY ATTACHED DWELLING UNITS AND 5,000-20,000 SQUARE FEET OF COMMERCIAL/RETAIL USES; LOCATED ON THE WEST SIDE OF BRANDYWINE ROAD, 300 FEET NORTH OF ITS INTERSECTION WITH SURRATTS ROAD**

REVIEWER: HURLBUTT, JEREMY  
ACRES: 9.61

**ZONING:**

M-X-T 9.61 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 81A  
COUNCILMANIC DISTRICT: 09  
TIER: Developing  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

25-119(d) variance required findings  
25-122(b)(1)(G) Preservation of specimen, champion or historic trees

AGT NAME: MCNAMEE HOSEA

PLANNING BOARD DATE: 9/19/2019 PENDING 70 DAY: 9/20/2019  
SDRC MEETING DATE: 7/12/2019 SCHEDULED RESCHEDULED FROM 6.28.19

SDP-0516-02

**BEVARD EAST; REVISION TO THE PHASE FOUR DEVELOPMENT TO ALLOW CHANGES TO STORMWATER MANAGEMENT FACILITIES.; LOCATED ON THE EAST SIDE OF PISCATAWAY ROAD, APPROXIMATELY FOUR MILES SOUTHWEST OF ITS INTERSECTION WITH BRANCH AVENUE**

REVIEWER: BURKE, THOMAS  
ACRES: 562.85

**ZONING:**

R-L 562.85 Acres  
OUTPARCELS: 0  
PARCELS: 0  
OUTLOTS: 0  
LOTS: 393  
PLANNING AREA: 81B  
COUNCILMANIC DISTRICT: 09  
TIER: Developing  
PARENT CASE NO: SDP-0516  
HISTORIC SITE IND: NO  
AGT NAME: SOLTESZ

PLANNING BOARD DATE: 9/26/2019 PENDING 6.25.19 REVISED PLANS ACCEPTED FOR PLANNING BOARD HEARING

SDRC MEETING DATE: 7/12/2019 SCHEDULED  
SDRC MEETING DATE: 12/14/2018 SCHEDULED

PLANNING DIRECTOR DATE: 11/27/2018 NONE REQUEST FOR HEARING - NOW PENDING APPLICATION WITH INFORMATIONAL MAILING