



SDRC Agenda
2/18/2022

Committee Chairperson: Mridula Gupta

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SUBDIVISION

4-21025 BROAD CREEK TOWNHOUSES AT HENSON CREEK TRANSIT VILLAGE; 81 LOTS AND 7 PARCELS FOR 81 SINGLE-FAMILY ATTACHED DWELLING UNITS; LOCATED AT THE NORTHWEST CORNER OF OXON HILL ROAD AND LIVINGSTON ROAD

PRE-ACCEPTANCE SDRC DATE:	
REVIEWER:	GUPTA, MRIDULA
REVIEWER PHONE:	301-952-3504
REVIEWER EMAIL:	MRIDULA.GUPTA@PPD.MNCPPC.ORG
ACRES:	14.87
<u>ZONING:</u>	
O-S	3.34 Acres
R-T	11.53 Acres
OUTPARCELS:	0
PARCELS:	7
OUTLOTS:	0
LOTS:	81
PLANNING AREA:	80
COUNCILMANIC DISTRICT:	08
POLICE DISTRICT:	4 -NU
TIER:	Developing
ESAs:	
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
HISTORIC SITE IND:	NO
AGT NAME:	SITE DESIGN, INC

PLANNING BOARD	DATE: 4/7/2022	SCHEDULED	PB = 70 DAY 4/20/22
SDRC MEETING	DATE: 2/18/2022	SCHEDULED	SDRC

HAYDEN PROPERTY; FOUR LOT SUBDIVISION; LOCATED 250 FEET FROM THE INTERSECTION OF ZUG ROAD AND 10TH STREET

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: HEATH, ANTOINE

REVIEWER PHONE: 301-952-3554

REVIEWER EMAIL: Antoine.Heath@ppd.mncppc.org

ACRES: 2.40

ZONING:

R-R 2.40 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 4

PLANNING AREA: 71B

COUNCILMANIC DISTRICT: 04

POLICE DISTRICT: 2 -NU

TIER: Developing

ESAs:

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

AGT NAME: O'CONNELL & LAWRENCE, INC.

SDRC MEETING DATE: 2/18/2022 SCHEDULED

PLANNING DIRECTOR DATE: 3/22/2022 SCHEDULED 40 DAYS = 3/22/22

4-21032

HYATTSVILLE CROSSING; 3 PARCELS FOR 380 DWELLING UNITS AND 1,068,471 SQ. FT. OF EXISTING COMMERCIAL DEVELOPMENT TO REMAIN; LOCATED AT THE NORTH SIDE OF MD 410 (EAST WEST HIGHWAY) BETWEEN TOLEDO TERRACE AND BELCREST ROAD

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: DIAZ-CAMPBELL, EDDIE

REVIEWER PHONE: 301-952-3665

REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org

ACRES: 51.07

ZONING:

M-U-I 51.07 Acres

T-D-O 0.00 Acres

OUTPARCELS: 0

PARCELS: 3

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 68

COUNCILMANIC DISTRICT: 02

POLICE DISTRICT: 9 -I

TIER: Developed

ESAs:

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: DSP-99044-21

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

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

AGT NAME: SOLTESZ, LLC.

PLANNING BOARD DATE: 4/21/2022 SCHEDULED

4-21038 WOOD PROPERTY; 88 LOTS, 16 PARCELS, AND 1 OUTPARCEL FOR DEVELOPMENT OF 88 TOWNHOUSE DWELLING UNITS; LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF PRESIDENTIAL PKWY AND MD 4 (PENN AVE)

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE: 301-952-3665
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES: 18.09

ZONING:

 M-I-O 0.00 Acres
 M-X-T 18.09 Acres
OUTPARCELS: 1
PARCELS: 16
OUTLOTS: 0

LOTS: 88
PLANNING AREA: 78
COUNCILMANIC DISTRICT: 06
POLICE DISTRICT: 8 -NU
TIER: Developing

ESAs:
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: CSP-19007
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

 25-122(b)(1)(G) Preservation of specimen, champion or historic trees
 24-128(b)(7)(A) Private Road and Easements in Comprehensive Design and Mixed Use Zones

AGT NAME: O'MALLEY, MILES, NYLEN & GILMORE

PLANNING BOARD DATE: 4/7/2022 SCHEDULED 70 DAY COUNT = 4-14-22
SDRC MEETING DATE: 2/18/2022 SCHEDULED SDRC SCHEDULED 2-18-22

4-21052 SUFFRAGE POINT; 41 LOTS AND 4 PARCELS FOR 41 SINGLE-FAMILY ATTACHED HOMES; ON THE WEST SIDE OF 40TH PLACE AT ITS INTERSECTION WITH GALLATIN STREET

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: DIAZ-CAMPBELL, EDDIE
REVIEWER PHONE: 301-952-3665
REVIEWER EMAIL: Eddie.Diaz-Campbell@ppd.mncppc.org
ACRES: 4.66

ZONING:

 D-D-O 0.00 Acres
 R-55 4.66 Acres
OUTPARCELS: 0
PARCELS: 4
OUTLOTS: 0

LOTS: 41
PLANNING AREA: 68
COUNCILMANIC DISTRICT: 02
POLICE DISTRICT: 9 -I
TIER: Developed

ESAs:

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES
PARENT CASE NO: CSP-18002
HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

24-122(a) public facilities requirements Utility Easements

AGT NAME: DEWBERRY

PLANNING BOARD DATE: 3/31/2022 SCHEDULED 70 DAYS = 4-22-22
SDRC MEETING DATE: 2/18/2022 SCHEDULED

CBCA

CP-19002

SWAN CREEK; DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING IN THE CBCA AND CONSTRUCTION OF A NEW 2-STORY SINGLE-FAMILY RESIDENCE.; WEST SIDE OF HATTON POINT ROAD, AT ITS INTERSECTION WITH RIVERVIEW PLACE

PRE-ACCEPTANCE SDRC DATE:

REVIEWER: LOCKHARDT, DOMINIQUE

REVIEWER PHONE: 301-952-3411

REVIEWER EMAIL: DOMINIQUE.LOCKHARDT@PPD.MNCPPC.ORG

ACRES: 1.33

ZONING:

R-E 1.33 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 1

PLANNING AREA: 80

COUNCILMANIC DISTRICT: 08

POLICE DISTRICT: 7 -NU

TIER: Developing

ESAs:

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

VARIANCE/VARIATION REQUEST:

5B-121(e) Critical area buffer permitted activities

AGT NAME: AAH CONSULTANTS LLC

PLANNING BOARD DATE: 3/31/2022 PENDING 70 DAY COUNT = 4/7/22
SDRC MEETING DATE: 2/18/2022 SCHEDULED