



**SDRC Agenda**  
**10/30/2020**

**Committee Chairperson: Thomas Burke**

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

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**SUBDIVISION**

4-17022

**SPIRIT OF GOD DELIVERANCE CHURCH; 2 LOTS FOR DEVELOPMENT OF AN 18,112 SQUARE FOOT CHURCH.; AT THE INTERSECTION OF WESTPHALIA ROAD AND MELWOOD ROAD**

REVIEWER: DIAZ-CAMPBELL, EDDIE- [Eddie.Diaz-Campbell@ppd.mncppc.org](mailto:Eddie.Diaz-Campbell@ppd.mncppc.org)

ACRES: 5.70

**ZONING:**

C-S-C 3.33 Acres  
R-M 0.47 Acres  
R-R 1.90 Acres

OUTPARCELS: 0

PARCELS: 0

OUTLOTS: 0

LOTS: 2

PLANNING AREA: 78

COUNCILMANIC DISTRICT: 06

POLICE DISTRICT: 2

TIER: Developing

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

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

AGT NAME: ATCS, P.L.C.

PLANNING BOARD DATE: 12/17/2020 PENDING 70 DAY LIMIT = 1/7/2021  
SDRC MEETING DATE: 10/30/2020 SCHEDULED

4-20017

**ASPEN - MARYLAND; TWO PARCELS FOR 129 MULTIFAMILY DWELLING UNITS AND 2,462 SQUARE FEET OF COMMERCIAL DEVELOPMENT; NORTH AND SOUTH SIDE OF KNOX ROAD, AT THE INTERSECTION WITH GUILFORD ROAD**

REVIEWER: DIAZ-CAMPBELL, EDDIE- [Eddie.Diaz-Campbell@ppd.mncppc.org](mailto:Eddie.Diaz-Campbell@ppd.mncppc.org)

ACRES: 0.84

**ZONING:**

D-D-O 0.00 Acres

M-U-I 0.84 Acres

OUTPARCELS: 0

PARCELS: 2

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 66

COUNCILMANIC DISTRICT: 03

POLICE DISTRICT: 1

TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

24-122(a)()() Public facilities requirements Utility Easements

AGT NAME: MCNAMEE & HOSEA

PLANNING BOARD DATE: 12/17/2020 PENDING 70 DAY LIMIT = 1/7/2021  
SDRC MEETING DATE: 10/30/2020 SCHEDULED

4-20018

**TWO TOWN CENTER; ONE PARCEL FOR DEVELOPMENT OF A 260,360 SF OFFICE BUILDING AND 89,030 SF PARKING GARAGE.; NE QUADRANT OF AUTH WAY AT ITS INTERSECTION WITH CAPITAL GATEWAY DRIVE**

REVIEWER: HEATH, ANTOINE- [Antoine.Heath@ppd.mncppc.org](mailto:Antoine.Heath@ppd.mncppc.org)

ACRES: 9.04

**ZONING:**

D-D-O 0.00 Acres

M-X-T 9.04 Acres

OUTPARCELS: 0

PARCELS: 1

OUTLOTS: 0

LOTS: 0

PLANNING AREA: 76A

COUNCILMANIC DISTRICT: 08

POLICE DISTRICT: 4

TIER: Developed

GROWTH POLICY AREA: ESTABLISHED COMMUNITIES

PARENT CASE NO: CSP-20003

HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

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

AGT NAME: SHIPLEY & HORNE, P.A.

PLANNING BOARD DATE: 12/10/2020 PENDING PLANNING BOARD PENDING  
SDRC MEETING DATE: 10/30/2020 SCHEDULED

**URBAN DESIGN**

**DSP-20035 WASTE MANAGEMENT CAPITOL FACILITY; PROPOSED 25, 106-SQUARE-FOOT ADMINISTRATIVE BUILDING WITH AN EIGHT-BAY, DRIVE-THROUGH, COMMERCIAL FLEET SERVICE AND SHOP AREA FOR A TRASH REMOVAL SERVICE; LOCATED ON THE EAST SIDE OF THE INTERSECTION OF D'ARCY ROAD AND SANSBURY ROAD**

REVIEWER: HURLBUTT, JEREMY- [Jeremy.Hurlbutt@ppd.mncppc.org](mailto:Jeremy.Hurlbutt@ppd.mncppc.org)

ACRES: 7.77

**ZONING:**

I-1 5.12 Acres  
I-2 2.65 Acres  
M-I-O 0.00 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 78  
COUNCILMANIC DISTRICT: 06  
POLICE DISTRICT: 2  
TIER: Developing  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: 4-19035  
HISTORIC SITE IND: NO

**VARIANCE/VARIATION REQUEST:**

27-475.06(a)(1)(b) Greater than 1,000 feet Distance to Residential

AGT NAME: LARSON DESIGN GROUP

PLANNING BOARD DATE: 12/17/2020 PENDING 70 DAY: 12-23-2020  
SDRC MEETING DATE: 10/30/2020 SCHEDULED

**DSP-20036 TWO TOWN CENTER (ETOD); DSP FOR A 260,360 SQUARE-FOOT FEDERAL OFFICE BUILDING AND A 325-SPACE PARKING GARAGE; DEPARTURE FROM DESIGN STANDARD FOR UNIFORM PARKING SPACE SIZE IN THE PARKING GARAGE.; NE QUADRANT OF CAPITAL GATEWAY DRIVE AND BRITANIA WAY**

REVIEWER: ZHANG, HENRY- [Henry.Zhang@ppd.mncppc.org](mailto:Henry.Zhang@ppd.mncppc.org)

ACRES: 9.04

**ZONING:**

D-D-O 0.00 Acres  
M-X-T 9.04 Acres  
OUTPARCELS: 0  
PARCELS: 1  
OUTLOTS: 0  
LOTS: 0  
PLANNING AREA: 76A  
COUNCILMANIC DISTRICT: 09  
POLICE DISTRICT: 4  
TIER: Developed  
GROWTH POLICY AREA: ESTABLISHED COMMUNITIES  
PARENT CASE NO: CSP-01015  
HISTORIC SITE IND: NO  
AGT NAME: SHIPLEY & HORNE, P.A.

PLANNING BOARD DATE: 12/17/2020 PENDING  
SDRC MEETING DATE: 10/30/2020 SCHEDULED  
PLANNING BOARD DATE: 10/22/2020 ETOD FILED

**ZONING**

DDS-673

**TWO TOWN CENTER; DEPARTURE; LOCATED ON THE NORTHEAST QUADRANT OF AUTH WAY AND CAPITAL GATEWAY DRIVE**

REVIEWER: ZHANG, HENRY- [Henry.Zhang@ppd.mncppc.org](mailto:Henry.Zhang@ppd.mncppc.org)

ACRES: 9.04

**ZONING:**

D-D-O	0.00 Acres
M-X-T	9.04 Acres
OUTPARCELS:	0
PARCELS:	0
OUTLOTS:	0
LOTS:	1
PLANNING AREA:	76A
COUNCILMANIC DISTRICT:	09
POLICE DISTRICT:	4
TIER:	Developed
GROWTH POLICY AREA:	ESTABLISHED COMMUNITIES
PARENT CASE NO:	DSP-20036
HISTORIC SITE IND:	NO
AGT NAME:	SHIPLEY & HORNE, P.A.

PLANNING BOARD	DATE: 12/17/2020	PENDING
SDRC MEETING	DATE: 10/30/2020	SCHEDULED