

SDP-9896-2024

Planning Commission's Recommendation

April 16, 2025



Location Map

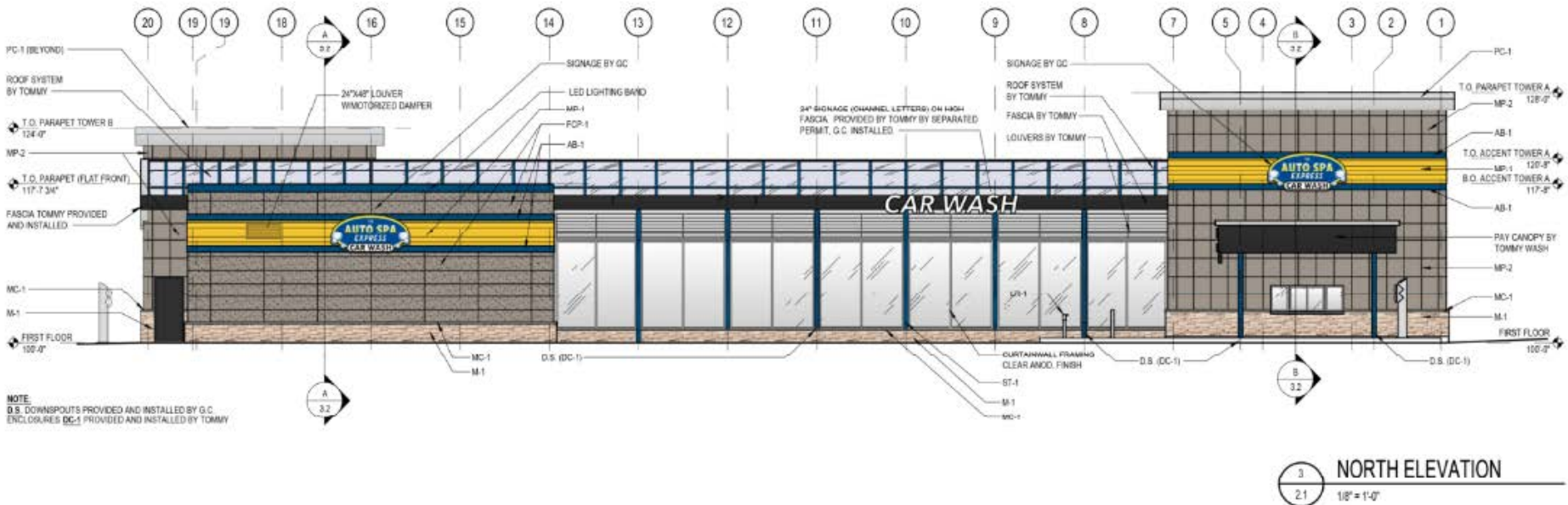
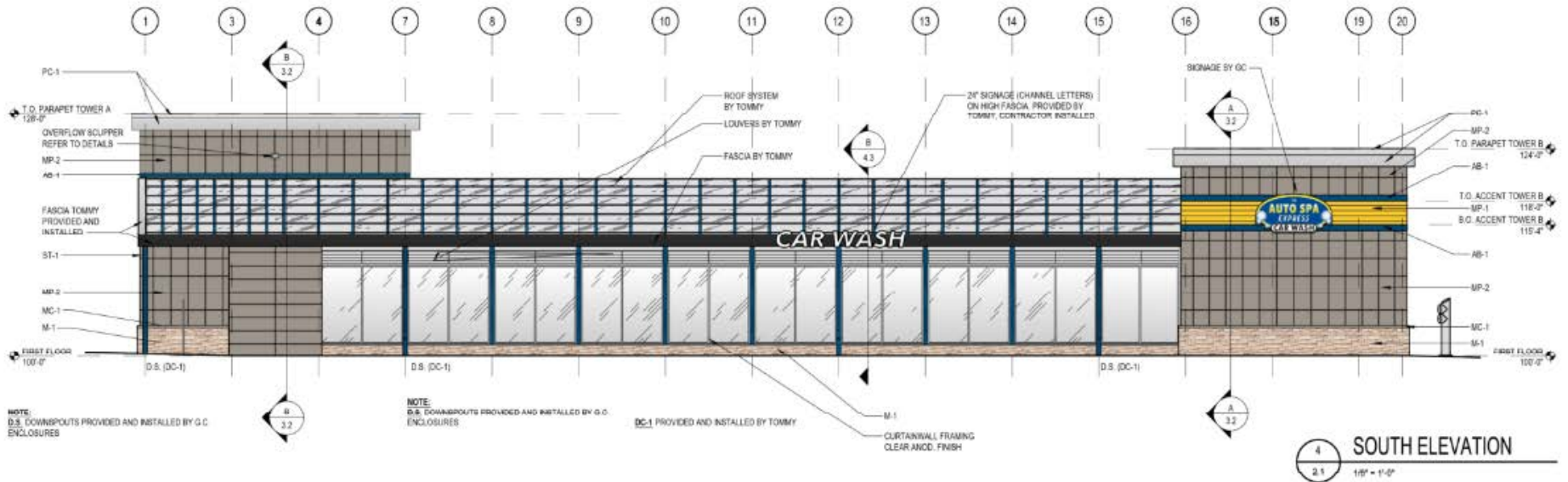
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0 65 130 260 Feet

2/13/2025 • scopelar

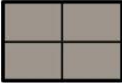

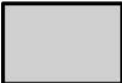





Location Map

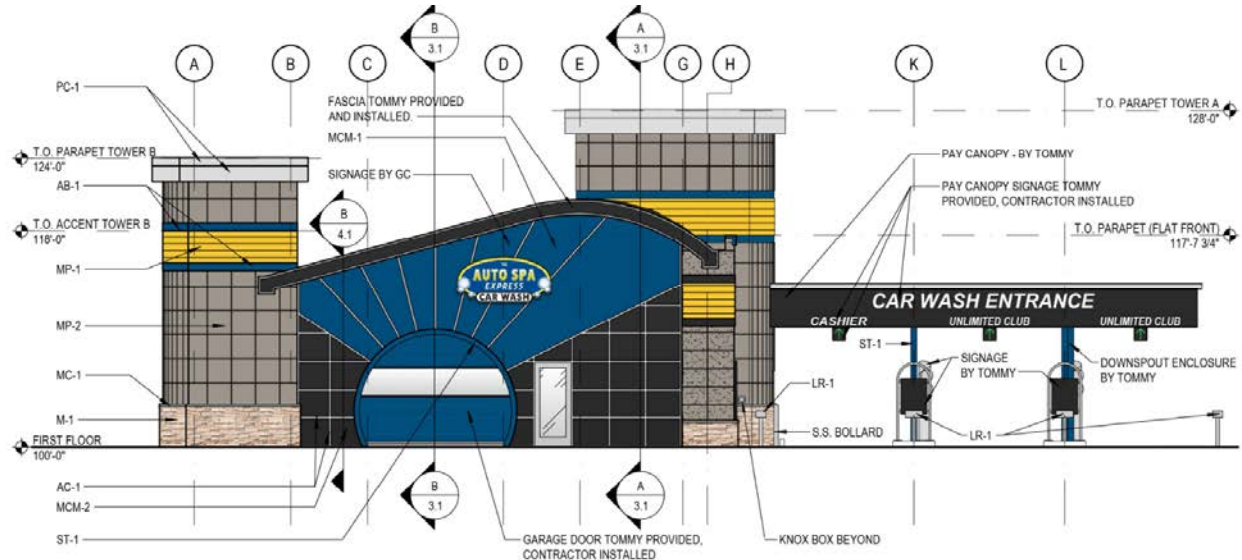
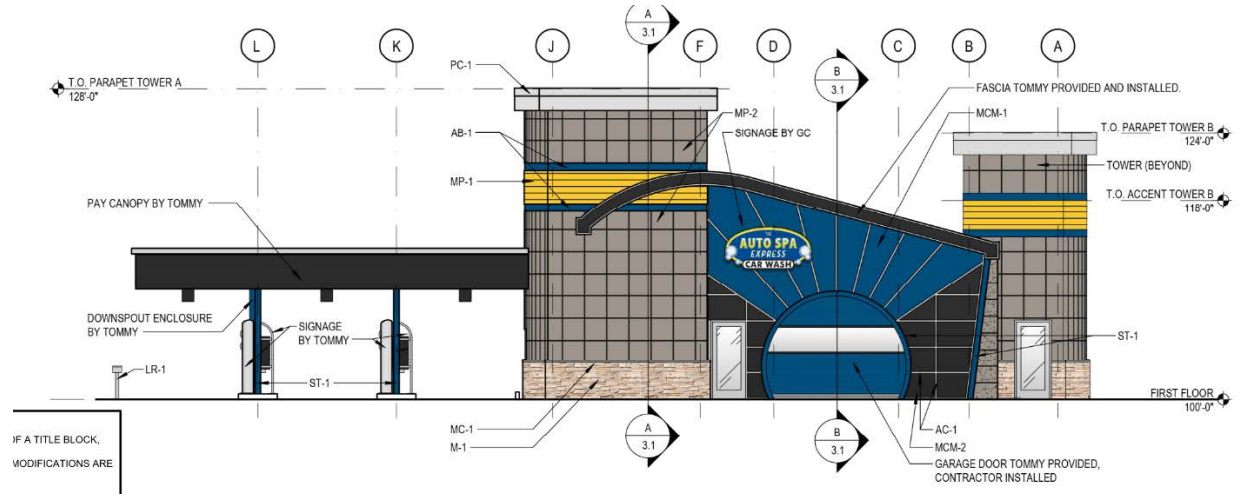
Plans remain largely unchanged from JPH



Plans remain largely unchanged from JPH

EXTERIOR MATERIALS LEGEND

	PREFINISHED METAL PANELS
	CEMENT BOARD PANEL
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (RAL 5010)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	CULTURED STONE VENEER



SDP-9896-2024

A joint public hearing was held for application SDP-9896-2024 on March 17, 2025.

- Conformance with the 1997 Master Plan
- Were other uses explored for the Subject Property
- How the site will be “harmonious” with the adjacent properties
- Car stacking and traffic circulation
- Pedestrian connectivity

Conformance with the 1997 Master Plan

Land Use Options

- 15** Designate Parcels B & C, Block A as **commercial/industrial-research-office** (Map Designation 15). This designation will allow a use that is consistent with a mixed use commercial development such as office, restaurants, and highway convenience services. This map designation has high visibility and easy access to surrounding roads which would be a benefit to future office development. Uses that are encouraged on this site would be high-rise office buildings with ancillary commercial/retail business within the office building structure. A landscape buffer shall be included in any site development plan between the tennis courts of the Oakwood Apartments and Map Designation 15.

Land Use and Zoning Actions:

- Adopted **commercial/industrial-research-office** land use designation
- Zoning remains **MXD**

Note: See staging elements.

Were other uses explored for the Subject Property

- Bank, drive-through restaurant, and restaurant
- None of the options were feasible
- Economic Development has sent us the following:
 - Demand for office construction remains low
 - Healthy demand for restaurant and retail
 - “Higher construction costs and market instability generally do not support new construction” for retail/restaurant.

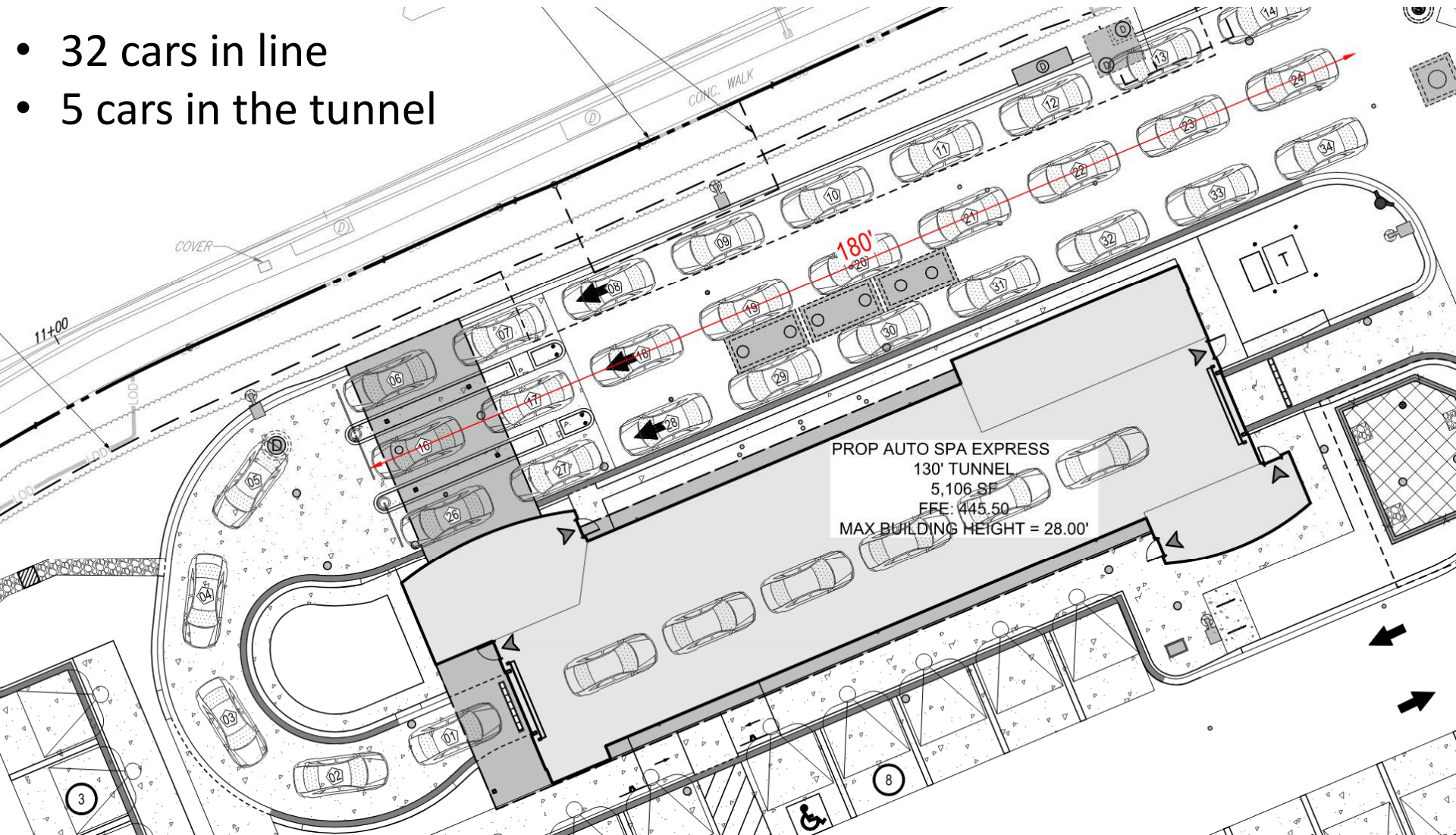
How the site will be “harmonious” with the adjacent properties

- Car wash building footprint is smaller than the restaurant
- Green area requirement of 25% is exceeded
- Existing shrubs around the lot will remain



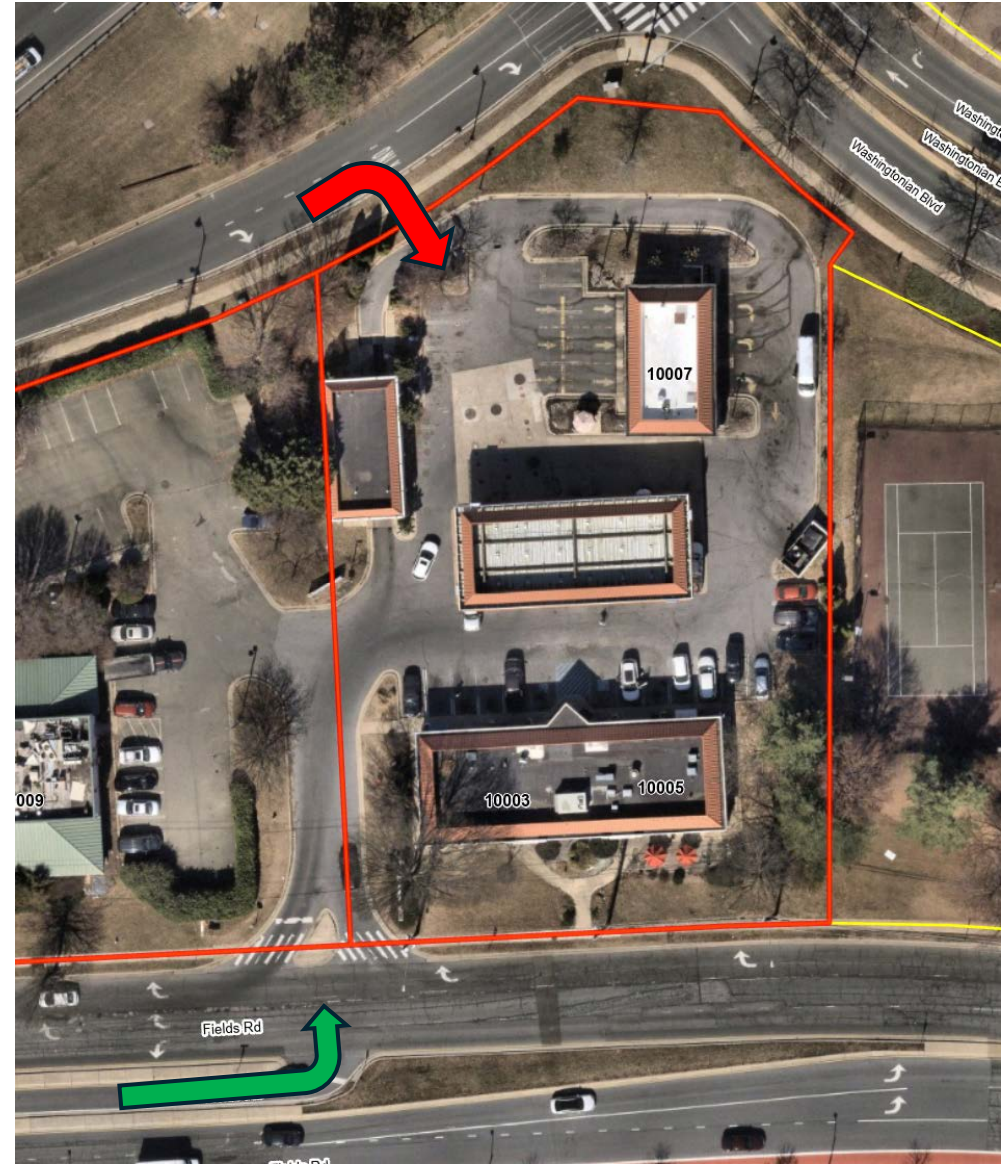
Car stacking and traffic circulation

- 32 cars in line
- 5 cars in the tunnel



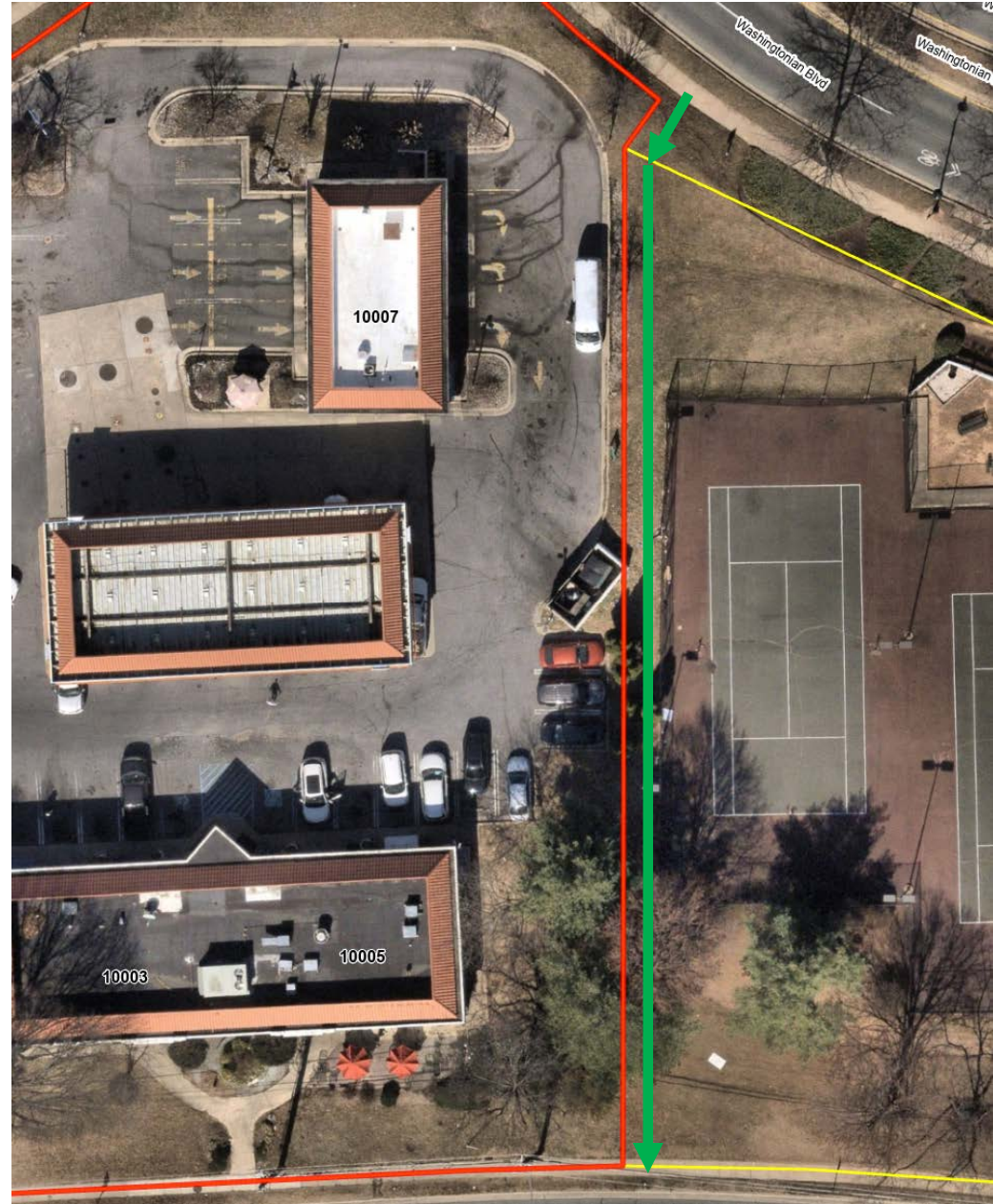
Car stacking and traffic circulation

- No proposal to close left turn lane from Fields Road (green arrow)
- Right turn from Washingtonian Blvd. Ramp onto site is not possible (red arrow)
 - Site distance is **not** adequate (typo in staff report)
 - Would require developing the lube center site



Pedestrian connectivity

- Question about pedestrian path connecting Washingtonian Blvd to Fields Road.
- Most of the land for the connection is on the apartments side.
- Applicant is open to working with the apartments for an easement, could be explored at final site plan.



**SAM EIG HIG.
MD. RTE. 31**
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
WIDE ROW PLAT NO. 255 & 256

W. BOULEV.
14.00
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
PLAT NO. 2055
CHD=7.72' (R&M)

N65°23'32"E (R)
N65°34'45"E (M)
82.92' (R&M)

N67°18'04"E (R)
N67°29'17"E (M)
10.01' (R&M)

N65°23'32"E (R)
N65°34'45"E (M)
57.43' (R&M)

**Thank you!
Questions?**

85.00
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
PLAT NO. 20526
R=339.00' (R&M)
Δ=019°37'44" (R&M)
L=116.14' (R&M)
CHB=N55°34'41"E (R)
CHB=N55°45'54"E (M)
CHD=115.57' (R&M)

1.93' (R&M)
1.18" (R&M)
1.38" (R&M)
13'12"E (R)
14'25"E (M)
1.38" (R&M)

**PARCEL "C" - BLOCK "A"
WASHINGTONIAN CENTER
PLAT NO. 20526**

LANDS OF
PMG MAPP, LLC
LIBER: 49772 FOLIO: 145
TM: FS342 G. 00 P. N332

FIELDS ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY

10' P.U.L./P.A.E.
LIBER 3534 FOLIO 457
LIBER 15041 FOLIO 712
PLAT NO. 20526

S87°05'38"W (R)
S87°16'51"W (M)
316.75' (R&M)

N02°54'22"W (R)
S02°43'09"E (M)
246.01' (R&M)
APPROX. LOCATION OF EXISTING EASEMENT (L15686 F.899)
PARCEL "B" - BLOCK "A"
WASHINGTONIAN CENTER
PLAT NO. 20526

LANDS N/F
PMG MAPP, LLC
LIBER: 49772 FOLIO: 145
TM: FS342 G. 00 P. N334

**PART ONE
WASHINGTONIAN SUBURBAN
SANITARY COMMISSION EASEMENT
LIBER 15773 FOLIO 194
(TO BE AMENDED)**

1-STORY
BLOCK BUILDING
"MULTIPLE STORES"

32.2' CONC. WALK

EXISTING 10' FENCE

SHELL LD. SIGN
HI.=8'11"

10' P.U.L./P.A.E.
LIBER 423467 FOLIO 4008

**PART TWO
WASHINGTONIAN SUBURBAN
SANITARY COMMISSION EASEMENT
LIBER 15773 FOLIO 194**

N 528.000
F 7.25X3.000