

LMA H-156, Patrick O’Neil, counsel for the applicant, Tri Pointe Homes DC Inc., requests a rezoning from the IM-2.5 Zone to the CRNF-1.25, C-0.0, R-1.25, H-60’ Zone.

The subject property is located at 7501-7515 Standish Place, 7519 Standish Place, 7529 Standish Place, 7609-7623 Standish Place in Derwood, Maryland 20855, also known as Parcel D in the Gude North subdivision, Plat 13905 (Tax Account 04-02224811).

Filed: August 19, 2024

Hearing Examiner: KMS

Exhibit List

1. LMA Application
 - (a) Planning Checklist Signed
2. Letter of Authorization
3. Persons with % Interest
4. Financial Disclosure Statements
5. ~~Statement of Justification~~ *(replaced by Exhibit 38)*
6. Notification List
7. Certified Zoning Map
8. ID Plat
9. Legal Description of Property
10. ~~Floating Zone Plans (3 pages)~~ *(replaced by Exhibit 31)*
11. ~~Open Space Plan~~ *(replaced by Exhibit 35)*
12. ~~Stormwater Strategies Exhibit~~ *(replaced by Exhibit 37)*
13. ~~Recreation Plan~~ *(replaced by Exhibit 32)*
14. ~~Circulation Plan~~ *(replaced by Exhibit 36)*
15. ~~Draft Declaration of Covenants~~ *(replaced by Exhibit 43)*
16. NRI/FSD
17. ~~Traffic Statement~~ *(replaced by Exhibit 39)*
18. ~~Grading and Utility Plan~~ *(replaced by Exhibit 33)*
19. Land Planning Report
20. PFCP Application
21. PFCP Composite Details
22. ~~PFCP Composite Plan~~ *(replaced by Exhibit 40)*
23. DOT Application
24. Tree Variance
25. Architectural Elements
26. ~~Fire Department Access Plan~~ *(replaced by Exhibit 34)*
27. Technical Staff Report, issued 12/19/24
28. Planning Board Transmittal Memo. 12/20/24
29. Public Hearing Notice. Mailed 12/24/24
30. Applicant’s Pre-Hearing Statement 1/28/25

- ~~31. Amended Floating Zone Plan 1/28/25 (replaced by Exhibit 45)~~
32. Amended Recreation Plan 1/28/25
33. Amended Grading and Utility Plan 1/28/25
34. Amended Fire Department Access Plan 1/28/25
35. Amended Open Space Plan 1/28/25
36. Amended Circulation Plan 1/28/25
37. Amended Concept Storm Water Plan 2/3/25
38. Amended Statement of Justification 2/4/25
39. Amended Traffic Statement 2/4/25
40. Amended PFCP Composite Plan 2/4/25
41. Affidavit of Sign Posting
42. Aerial Existing Conditions
43. Illustrative Housing Design and Layout
44. Amended Draft Declaration of Covenants 2/4/25
45. Amended Floating Zone Plan (four pages) 2/12/2025