

Case No.: SDP-0315-04 Beech Tree  
East Village, Sec. 4 & 5

Applicant: VOB Limited Partnership

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,  
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 13-154, approving with conditions a specific design plan to develop 107 new single-family attached lots in the sections of the Beech Tree development known as East Village, Sections 4 and 5, (Section 5, with a total of 11.90 acres, was not part of the original Specific Design Plan SDP-0315 application and is also being added), located on the west side of Robert S. Crain Highway (US 301), south of Leeland Road; specifically Section 4 is located on the north side of Beech Tree Parkway and on the east and west sides of Moores Plains Boulevard and Section 5 is located on the south side of Beech Tree Parkway, in Planning Area 79, Council District 6, and the Developing Tier, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and A-9763-C.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and A-9763-C, adopts and incorporates the findings and conclusions of the Planning Board in its Resolution, PGCPB No. 13-154, except as otherwise stated herein.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
  - a. Obtain approval of a vacation petition in accordance with Section 24-112 of the Subdivision Regulations for that part of the record plats that contain Outparcels 3, 6, and 10, necessary to implement the single-family attached lots in East Village, Section 4, or remove the lots and residential units from these areas.
  - b. Provide a tree canopy coverage schedule showing the requirement being met on-site.
  - c. Provide additional street lighting along the private streets and alley ways.
  - d. Extend the existing sidewalks along both sides of Medstead Lane to Beech Tree Parkway.
  - e. Distribute a sufficient amount of on-street parking spaces evenly in locations convenient to each townhouse lot and provide sidewalk connections to the parking spaces, to be reviewed by the Urban Design Section as designee of the Planning Board. Revise the tabulation chart on the coversheet as necessary.
  - f. Show the ten-foot-wide public utility easement abutting all private rights-of-way per Section 24-128(b)(12) of the Subdivision Regulations, or provide an approved color-coded utilities plan.
  - g. Delineate separate parcels for the open space and private rights-of-way and clearly label the disposition of the parcels. Provide the dimensions for the private rights-of-way.
  - h. Revise the tracking chart to reflect the correct number of units for previously approved SDPs, and provide a subtotal of units for the pending SDP.
  - i. Provide the bearings and distances on all property lines and for each parcel and lot. Dimension the distance between the rows of townhouse lots.
  - j. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.
  - k. Revise the SDP and tree conservation plan (TCP) coversheets to indicate, on the overall plan of the Beech Tree project, all project areas in their correct relation to one another, all phase or section numbers, all approved or submitted SDP numbers, and all approved or submitted TCP numbers.
  - l. Revise the Type II tree conservation plan (TCPII) as follows:

- (1) All vulnerable edges of afforestation adjacent to residential lots and street frontage shall be planted using the “edge planting detail” consisting of a double row of whips (one-inch caliper) planted adjacent to a permanent tree protection device.
  - (2) Where landscaping and woodland conservation areas overlap, the landscaping elements shall be shown on the TCPII so coordination can occur between the plantings. If landscape materials are provided in lieu of the whip planting proposed for woodland conservation, then the stocking rate shall be equivalent to the requirements of the Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance of 500 caliper inches per acre.
  - (3) Revise the individual woodland conservation worksheet to correctly calculate the requirement for the site and indicate how the woodland conservation requirement for the site will be provided.
  - (4) Add the TCPII number, TCPII-037-13, to the approval block and correct the reference to the current TCPII wherever it occurs.
  - (5) Revise and update the overall woodland conservation summary sheet for the entire Beech Tree project, which indicates how the woodland conservation requirement is being provided for the entire site consistent with all approvals to date, and the current revisions for Specific Design Plan SDP-0902 and SDP-0315.
  - (6) Have the revised plan signed by the qualified professional who prepared it.
- m. The applicant shall demonstrate that impacts to the primary management area (PMA) proposed under the current application through on-site or off-site grading are generally consistent with the impacts approved by the Planning Board with the applicable preliminary plan of subdivision and SDP-0315.
  - n. Approved wetlands mitigation plans shall be submitted to confirm that all applicable conditions related to mitigation areas abutting this SDP have been fully complied with in the current application.

- o. Specific Design Plan SDP-9803 and its associated TCP shall be revised to adjust the limits and/or include the grading, woodland conservation, landscaping, and stormwater management features proposed on the site as part of the subject application. Any changes to the woodland conservation requirement, or amount provided resulting from the revision of SDP-9803 and TCPII-049-98, shall be correctly reflected in the overall Beech Tree woodland conservation worksheet prior to certification of SDP-0315-04.
- p. Revise the plant list to correctly identify native and non-native plants and adjust the Section 4.9 landscape schedule as necessary.
- q. Revise the landscape plan to provide a Section 4.6 schedule for all townhouse lots with rear yards oriented toward a street, including primary or lower road classifications, excluding alleys.
- r. Clarify fulfillment of the Section 4.7 bufferyard requirements along the adjacent golf course property.
- s. Revise the landscape plan to provide a schedule for Section 4.10, Street Trees along Private Streets, showing the requirements being met.
- t. Revise and/or add plantings to the rear of all townhouse lots, as necessary, to provide buffering between townhouse lots, or between townhouse lots and adjacent large retaining walls or slopes, to be reviewed by the Urban Design Section as designee of the Planning Board.
- u. Revise the elevations to demonstrate that the first story of the front and side elevations will be brick or masonry on all single-family attached units.
- v. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):
  - (1) Four dwelling units in any building group containing five or six units; or
  - (2) Three dwelling units in any building group containing four units; or
  - (3) Two dwelling units in any building group containing three units.
- w. At a minimum, the following townhouse lots shall be considered highly-visible and shall have side entry units: Block Y, Lots 1, 3, 4, 7, and 9;

Block R, Lots 27, 28, 30, 31, and 42; and Block Z, Lots 1, 5, 10, 11, 16, 24, 65, and 72.

- x. All garage doors shall have a carriage-style appearance.
  - y. At least the following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco.
    - (1) Four dwelling units in any building group containing five or six units.
    - (2) Three dwelling units in any building group containing four units.
    - (3) Two dwelling units in any building group containing three units.
  - z. Every side elevation which is highly visible from the public street shall display significant architectural features as provided in one of the following options:
    - (a) Full brick, stone, stucco, or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or
    - (b) Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.
2. Prior to the issuance of any grading permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit valid copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and any associated mitigation plans.
  3. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section as designee of the Planning Board that the prices of proposed dwelling units will not be lower than the following ranges (in 1989 dollars):

Single-Family Detached:	\$225,000-500,000+
Single-Family Attached:	\$150,000-200,000+
Multifamily dwellings:	\$125,000-150,000+

4. Prior to approval of each building permit for a dwelling unit, the applicant shall demonstrate that the price of the dwelling unit will not be lower than the ranges above (in 1989 dollars).
5. This development is subject to all of the transportation and phasing conditions of Specific Design Plan SDP-9907, or as amended. Any changes to the sequencing of transportation improvements and/or changes to these development thresholds will require the filing of a specific design plan application, and a new staging plan reflecting said changes must be included with application.
6. Prior to issuance of grading permits for land associated with Specific Design Plan SDP-0315-04, the approved technical stormwater management plans shall be submitted and reviewed to ensure that the plan is consistent with the previously approved habitat management program, and that water quality treatment is provided on the plan at all stormdrain outfalls. If revisions to the Type II tree conservation plan are required due to changes to the technical stormwater management plans, the revisions shall be handled at staff level if the changes result in less than 20,000 square feet of additional woodland cleared and do not substantially increase the quantity of primary management area impacts approved with Specific Design Plans SDP-0315 and SDP-9803, as amended.
7. The following lots shall have rear decks:
 

Block R, Lots 1 – 9, 17-42;  
Block Z, Lots 1-5, 9-11, 16-55, 64, 65, 71, and 72.
8. The following lots shall have side entry units:
 

Block R, Lots 1, 3, 4, 6, 7, 9, 20, 21, 24, 27, 28, 30, 31, 36, 37, 42;  
Block Z, Lots 1, 5, 6, 10, 11, 16, 17, 23, 24, 28, 29, 34, 35, 40, 41, 47, 48,  
54, 55, 59, 60, 64, 65, 68, 69, and 72.
9. The following lots shall have pergolas:
 

Block R, Lots 1, 3, 4, 6, 7, 9, 17, 23, 27, 28, 30, 31, 42;  
Block Z, Lots 10, 11, 16, 17, 23, 24, 28, 29, 34, 35, 40, 41, 47, 48, 54, 55,  
64, 65 and 72.
10. The following lots shall have fully fenced rear yards similar in appearance to the majority of fences for townhouses in other sections of Beech Tree:
 

Block Z, Lots 1 – 54, and 65 - 68.
11. The following lots shall only be developed with the Norwood, Lismore, Jameson, Peterson, Armstrong or Ellington architectural models:

Block R, Lots 1, 3, 4, 6, 7, 9, 27, 28, 30, 31, 42;  
Block Z, Lots 1, 10, and 65

12. All garage doors shall have a style, dark color and appearance similar to the majority of garage doors on townhouses in other sections of Beech Tree.
13. All required decks shall contain a minimum area of 200 square feet.

Ordered this 1<sup>st</sup> day of April, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

By: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

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Redis C. Floyd  
Clerk of the Council