

R E S O L U T I O N

WHEREAS, the Prince George=s County Planning Board has reviewed DPLS-309 requesting a departure of 43 parking spaces from Parking and Loading Standards in accordance with Subtitle 27 of the Prince George=s County Code; and

WHEREAS, after consideration of the evidence presented at the public hearing on December 22, 2005, the Prince George's County Planning Board finds:

1. **Request:** The subject application is for approval of a community recreation center in the R-S Zone.
2. **Development Data Summary:**

	<b>Existing</b>	<b>Proposed</b>
Zone	R-S	R-S
Uses	Vacant	Community Recreation Center
Acreage	1,212.06	1,212.06
Acreage (in the subject SDP)	7.89	7.89
Total Gross Floor Area (SQ.FT.)	-	16,635
Of which Community Clubhouse	-	14,800
Bathhouse	-	1,606
Gatehouse	-	229

## OTHER DEVELOPMENT DATA

	<b>Required</b>	<b>Provided</b>
Total Parking Spaces	179	136*
Of which Community Center	33	-
Fitness Center	38	-
Administrative Office	8	-
Tennis Court	24	-
Swimming Pool	65	-
Water Fountain	11	-
Handicapped Spaces	6	6

\*A departure from parking and loading standards from the required number of parking spaces has been proposed as a companion case with this specific design plan as discussed in Finding 13.b.

3. **Location:** The Beech Tree Project site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by the subject Specific Design Plan, SDP-0412, Beech Tree Community Recreation Center, is at the southernmost point of the East Village of the Beech Tree development, south of Beech Tree Parkway, overlooking Beech Tree Lake.

4. **Surroundings and Use:** The subject site (of SDP-0412) is located in the geographical center of the Beech Tree development. The site is bounded to the north by the right-of-way of Beech Tree Parkway and to the south, east and west by the Beech Tree Lake; to the northwest by the single-family detached dwellings in East Village, Section 6; and to the northeast by the single-family dwellings in East Village, Section 5.

The Beech Tree development, as a whole, is bounded on the north by Leeland Road, on the east by Robert Crain Highway (US 301), on the south and west sides by various residentially zoned properties (including R-A [Residential-Agricultural], R-E [Residential-Estate], and R-U, [Residential Urban Development]).

5. **Previous Approvals:** The subject site of the Beech Tree Community Recreation Center contains 7.89 acres of land within a larger project known as Beech Tree, with a gross acreage of 1,194, which was rezoned from the R-A Zone to the R-S (2.7-3.5) Zone through Zoning Map Amendment A-9763-C, for 1,765 to 2,869 dwelling units. A-9763-C was approved (Zoning Ordinance No. 61-1989) by the District Council on October 9, 1989, subject to 17 conditions and 14 considerations. On July 14, 1998, a Comprehensive Design Plan, CDP-9706, for the entire Beech Tree development was approved by the District Council, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivisions have been approved. They are 4-98063 for the golf course; 4-99026 for 458 lots and 24 parcels (PGCPB No 99-154); and 4-00010 (PGCPB No 00-127) for 1,653 lots and 46 parcels, which covers the subject site (SDP-0415).

Two specific design plans for the entire site also have been approved for Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for architecture for the entire Beech Tree development. So far, SDP-0001 has been revised three times and the fourth revision is currently under review. In addition, there are 13 other approved specific design plans for the Beech Tree development. They are SDP-9803 for the golf course; infrastructure SDP-9907 for the East Village for 130 single-family residential lots; infrastructure SDP-9908 for extending the sewer line from the East Village area to Parcel G; SDP-0111 for the East Village, Phase II, Section I, for 129 single-family residential lots; SDP-0112 for the East Village, Phase II, Section II, for 49 single-family residential lots; SDP-0113 for the South Village, Phase I, Sections 1, 2, and 3, for 93 single-family residential lots; SDP-0314 for 46 townhouse units on 7.3 acres of land known as East Village Section 10; SDP-0315 for 39 townhouse units on 11 acres of land known as East Village Section 4; SDP-0316 for 49 single-family residential lots in East Village, Section 9; SDP-0406 for 169 single-family detached and attached dwelling units in North Village, Sections 1,2 and 3; SDP-0409 for 65 single-family residential lots in North Village, Sections 4 and 5; SDP-0410 for 158 townhouse units in North Village, Section 6; and SDP-0415 for 83 single-family detached and 57 single-family attached units in North Village, Section 7, 8 and 9. In addition, various types of tree conservation plans also have been approved for the above-mentioned preliminary plans of subdivision and specific design plans. This SDP also has an approved stormwater management concept plan, #8004950-2000-00, which covers the entire Phase III of the Beech Tree development.

6. **Design Features:** The SDP proposes to develop a 7.89-acre community recreation site south of Beech Tree Parkway. The site is overlooking Beech Tree Lake. The main entrance to the site starts at the roundabout intersection of Beech Tree Parkway and Moore's Plain Boulevard that further connects to Leyland Road. A secondary access point off Beech Tree Parkway is located in the east part of the site.

A community building is located at the main entrance area, oriented to the roundabout. Six tennis courts are proposed to the west and one swimming complex is located to the southeast of the community building. The swimming complex consists of an Olympic size swimming pool, a bathhouse, a water fountain area, and a gatehouse. A trail network, which is part of the Beech Tree community-wide trails system, connects tennis courts, community building, the swimming complex, and parking lots.

The elevation designs of the community building/clubhouse, bathhouse, and gatehouse are of Colonial style in general. The clubhouse is a two-story, hipped-roof building with a symmetrical presentation and features an entrance portico attached to the central block and two breezeway wings. The elevations show a combination of Georgian style architectural features such as roof balustrade, pedimented dormer windows, and Adam style architectural features such as semi-circular fanlight over paneled door and cornice (of entrance portico) emphasized with dentil molding. Two cupolas mark the roofs of the two breezeway wings on the two ends. The building is finished with a combination of stone and brick veneer and standard siding. The design of the bathhouse is simpler in style and details and smaller in scale, but employs similar elements such as roof balustrade, pedimented dormer windows, and is finished in the same combination of materials. The gatehouse is also designed in a three-part elevation with a stone veneer base, standard siding middle, and standing seam metal roof.

7. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of Zoning Ordinance as follows:

- a. **Required Finding for Departure From Parking and Loading Standards DPLS-309:** The subject SDP is not in complete conformance with Part 11, Off-Street Parking and Loading, of the Zoning Ordinance. The proposed 16,635-square-foot community recreation center consists of several functions such as community center, fitness center, and administrative office, that require a total of 179 parking spaces. The total number of parking spaces that can be provided on the site is 136. The applicant is requesting a departure of 43 parking spaces from the required number.

In accordance with Section 27-588, departure from number of parking and loading spaces required, the Planning Board must make the following findings to approve a DPLS:

**(8) Required findings:**

- (A) In order for the Planning Board to grant the departure, it shall make the following findings:**

- (i) The purpose of this Part (Section 27-550) will be served by the applicant's request;**

**Comment:** The purposes of this part are:

- (1) **To require (in connection with each building constructed and each new use established) off-street automobile parking lots and loading areas sufficient to serve the parking and loading needs of all persons associated with the buildings and uses;**
- (2) **To aid relieving traffic congestion on streets by reducing the use of public streets for parking and loading and reducing the number of access points;**
- (3) **To protect the residential character of residential areas; and**
- (4) **To provide parking and loading areas which are convenient and increase the amenities in the Regional District.**

The SDP proposes a community recreation center for the entire Beech Tree development, which is a planned residential community with an 18-hole championship golf course in the Comprehensive Design Zone. The current parking calculations in the Ordinance consider each function included in the community center individually and do not take into consideration parking reduction factors such as pedestrian trips, car pools among neighbors and family members, etc. The site is adjacent to single-family houses on three sides and the use proposed in this application is to serve the residents. The site is also located in the geographical center of the subdivision overlooking the Beech Tree Lake and is within walking distance (1,320 feet or a quarter mile) of approximately 20 percent of the Beech Tree dwelling units. The site can also be accessed via the Beech Tree community-wide trails system. In addition, on-site pedestrian circulation, which is separated from the on-site vehicular circulation, connects all buildings and amenities, facilitates pedestrian movement from one facility to the other, and further reduces dependency on vehicles. The layout of the community center and the parking provided is sufficient to serve the parking needs of all residents who visit the center. Given the proposed use and its close proximity to the residential properties that it will serve, the applicant's request to allow for less parking on the site will remain in harmony with the above purposes.

- (ii) **The departure is the minimum necessary, given the specific circumstance of the request;**

**Comment:** The current off-street parking regulations do not have a specific category for community recreation center. The parking required for this use has been calculated individually by each function that has been included in the center. This calculation does not take into consideration several factors such as combined trips, overlapping uses, possible car pool among neighbors and family members, as well as foot

traffic due to the close vicinity to residential dwelling units that will reduce the number of parking spaces needed to accommodate the demand. The departure is the minimum necessary in this community recreation center.

- (iii) **The departure is necessary in order to alleviate circumstances which are special to the subject use, given its nature at this location, or alleviate circumstances which are prevalent in older areas of the County which were predominantly developed prior to November 29, 1949.**

**Comment:** The existing topography and on-site tree conservation areas limit the buildable envelope on this site. Granting the departure will enable the applicant to provide more wooded and landscape areas as well as a larger community building and more recreation facilities on site to serve the residents. Therefore, the departure in this case is necessary to alleviate circumstances that are special to the subject use as a community recreation center, given its nature at this location.

- (iv) **All methods for calculating the number of spaces required (Division 2, Subdivision 3, and Division 3, Subdivision 3, of this Part) have either been used or found to be impractical; and**

**Comment:** The applicant has applied the correct method for calculating the number of spaces required. All methods for calculating the number of parking spaces have been used and none of the calculations generates enough parking spaces for the required 179 parking spaces.

- (v) **Parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted.**

**Comment:** The parking and loading needs of adjacent residential areas will not be infringed upon if the departure is granted. As discussed previously, given the close vicinity to the adjacent residential areas and the existing trails and pedestrian path system, many residents will not need to drive in order to visit the community center. In addition, as indicated in the Transportation Planning Section memorandum, parking needs could be met by allowing parking on Beech Tree Parkway, which is wide enough to accommodate on-street parking while allowing two travel lanes to function adequately.

- (B) **In making its findings, the Planning Board shall give consideration to the following:**

- (i) **The parking and loading conditions within the general vicinity of the subject property, including numbers and**

**locations of available on-and off-street spaces within five hundred (500) feet of the subject property;**

**Comment:** As discussed previously, the proposed use is a community center for the entire Beech Tree project, which is a private planned community. The center is located at the southern end of the East Village. Within five hundred feet of the subject property are planned and developed single-family detached houses with two- and three-car garages as well as residential streets that can accommodate additional on-street parking needs.

**(ii) The recommendations of an Area Master Plan, or County or local revitalization plan, regarding the subject property and its general vicinity;**

**Comment:** Beech Tree is in the Developing Tier designated in the Approved 2002 General Plan. The Master Plan (the 1994 Subregion VI study area master plan and sectional map amendment) identifies the Beech Tree area as a suburban residential land use component. The comprehensive design plan (CDP-9706) extensively addressed the application's compliance with the master plan and it was determined by the Planning Board that the Beech Tree Project is consistent with the policies of the 2002 General Plan and general land use pattern of the master plan.

**(iii) The recommendations of a municipality (within which the property lies) regarding the departure; and**

**Comment:** The subject site is not located within the boundary of any municipality.

**(iv) Public parking facilities which are proposed in the County's Capital Improvement Program within the general vicinity of the property.**

**Comment:** There are no public parking facilities proposed in the county's Capital Improvement Program or in the State of Maryland's Consolidated Transportation Program within the general vicinity of the property.

**(c) In making its findings, the Planning Board may give consideration to the following:**

**(i) Public transportation available in the area;**

**(ii) Any alternative design solutions to off-street facilities which might yield additional space;**

**Comment:** No public transportation has been identified as available in the Beech Tree area. But as discussed previously, the proposed community center is surrounded on three sides by single-family detached residences with two- or three-car garages and residential streets that can accommodate on-street parking.

- (iii) **The specific nature of the use (including hours of operation if it is a business) and nature and hours of operation of other (business) use within five hundred (500) feet of the subject property;**

**Comment:** The proposed community recreation center was envisioned in the previous approvals to provide additional recreational amenities for the residents of the Beech Tree project. The proposed use is complementary in nature to the existing and developed single-family detached houses. The subject site is within walking distance of approximately 20 percent of the Beech Tree Project and can be easily accessed not only by the developed and planned street network but also by the trails and pedestrian path system. The site is surrounded on three sides within 500 feet by single-family detached houses and will be a welcome addition to the Beech Tree project.

- (iv) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zone, where development of multifamily dwellings is proposed, whether the applicant proposes and demonstrates that the percentage of dwelling units accessible to the physically handicapped and aged will be increased over the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

**Comment:** This provision is not applicable to this application because the site is in the R-S Zone.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the above-noted application.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council for Prince George's County, Maryland within thirty (30) days of the final notice of the Planning Board's decision.

\* \* \* \* \*

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Eley, seconded by Commissioner Vaughns, with Commissioners Eley, Vaughns, and Hewlett voting in favor of the motion, and with Commissioner Squire absent at its regular meeting held on Thursday, December 22, 2005, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 9th day of February 2006.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

TMJ:FJG:HZ:rmk

(Revised 8/9/01)