

## R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with approval of Specific Design Plans pursuant to Part 8, Division 4 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 8, 2000, regarding Specific Design Plan SDP-0001 for Beech Tree, the Planning Board finds:

1. The following Specific Design Plans have been filed for the Beech Tree project:
  - a. SDP-9907 - Infrastructure SDP for the East Village consisting of 130 single-family residential lots. This SDP includes site/grading/landscape plans for the proposed residential development.

The East Village consists of 68.39 acres and is located on the southwest side of Leeland Drive and US 301, Robert Crain Highway. Access to the East Village is through Leeland Drive via Moor~~as~~ Plain Boulevard. The lot sizes range from 8,000 square feet to 15,000 square feet.

Green areas are proposed throughout the development. Dense landscaping is proposed on the rear of the lots abutting the golf course.
  - b. SDP-9908 - Infrastructure SDP for extending the sewer line from the East Village area to Parcel G. This SDP includes site/grading/landscape plans for the proposed sewer line extension. The proposed 8-inch-wide sewer line will extend from Parcel B and Parcel R-5 on the north side of Moor~~as~~ Plain Boulevard and connect to the existing sewer line on Parcel G. The proposed sewer line will run through portions of the golf course and some outparcels. The sewer line is being extended to connect the sewer system for the East Village to the existing sewer line.
  - c. SDP-0001 - Architecture SDP for the Beech Tree project as a whole. This SDP at this time includes only architectural drawings for the proposed single-family residential units in the East Village.

The applicant is proposing the following 16 (sixteen) architectural models:

<u>House Type</u>	<u>Minimum Square Feet</u>
Van Buren	2,870
New Hampshire I&II	2,494
California	3,290
Oregon	2,846

Buchanan	2,748
Delaware	2,678
Chesterfield	2,938
Rosewood	3,649
Riviera	3,072
Camberly	2,485
Alexander	2,704

These house models are proposed by Washington Homes

St. Louis	4,179
St. Barbara	5,096
St. Michaels	3,634
St. Margaret	4,535
St. Helen	3,437

These house models are proposed by McDaniels Homes

2. The following applications have been approved as of this date for the Beech Tree project:
  - a. Basic Plan Amendment A-9763-C
  - b. CDP-9706
  - c. Preliminary Plat 4-98063 for the golf course
  - d. Preliminary Plat 4-99026 for 458 lots, 24 parcels and 24 multifamily homes
  - e. SDP-9803 for the golf course
  - f. SDP-9905 Special Purpose SDP for community character

#### Conformance with Basic Plan

3. The proposed Specific Design Plans are in general conformance with the Basic Plan A-9763-C. Finding 6 of CDP-9706 (PGCPB No.98-050) addressed conformance of CDP-9706 with the approved Basic Plan.

#### Conformance with Comprehensive Design Plan

4. Comprehensive Design Plan CDP-9706 was approved by the Planning Board on February 26, 1998 (PGCPB Resolution 98-050). The proposed Specific Design Plans will be in general conformance with CDP-9706 if the conditions below are fulfilled (Further information regarding conformance with the CDP is provided in Findings 6 and 11 below.) The conditions address architectural issues, landscape elements and some of the previous conditions of approval of CDP-9706 and Preliminary Plat 4-99026 requiring various transportation improvements, land dedication to the homeowners association and the Department of Parks and Recreation and recreational facilities.

5. The Comprehensive Design Plan as approved includes a maximum of 2,400 dwelling units, 1,680 single-family detached, 480 single-family attached and 240 multifamily, on approximately 1,194 acres located on the west side of US 301, south of Leeland Road. The housing is to be organized in four distinct villages (North, South, East, and West). An 18-hole championship golf course will be integrated into the residential communities. A 30-acre lake to be built in the Eastern Branch stream valley will be a central focal point of the golf course and of the development as a whole. The Comprehensive Design Plan for Beech Tree is also proposed to include the following: a club house for the golf course, a recreation center with pool and tennis courts for the homeowners, 136 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Collington Branch Stream Valley Park, 12.5 acres dedicated to M-NCPPC for a Community Park, 211 acres dedicated as homeowners open space, 11 acres set aside for a private equestrian facility, a 35-acre site to be conveyed to the Board of Education for a middle school site, and a 17-acre site for an elementary school.

Conformance of the Proposed Specific Design Plans with the findings for approval of a Specific Design Plan (Section 27-528, Planning Board Action)

6. *The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.*

The subject Specific Design Plans conform to the following elements of the Comprehensive Design Plan (CDP-9706) if the conditions below are fulfilled:

- a. Design Intent

CDP-9706 establishes four villages, each with its own unique site features, character and amenities. The entire community will be linked with streets, roads, open space and a system of pathways and trails.

The proposed East Village is one of the four residential villages. Sixteen architectural models are proposed for the East Village development. The East Village will be linked to the golf course and the other residential villages by a network of roads and a system of pathways and trails. The general layout, circulation pattern, road layout, pathway system and the location and number of the proposed pocket parks in the development conform to the approved CDP-9706.

- b. Development Program:

	CDP-9706	SDP-9907
Total Number of Units	2400	130

Townhouses	480 (20%)	0
Single-family houses	1680(70%)	130
Multifamily	240 (10%)	0
Dwelling units per gross acre	2.2	1.91

The proposed density (dwelling units per acre) is lower than the approved density of CDP-9706.

c. Public Benefit Features:

Although public benefit features are proposed, they are not part of the subject SDPs.

d. Site Design Criteria and Guidelines:

The Specific Design Plans are consistent with the design principles established in CDP-9706 for site design, pathway system, vehicular circulation/access, compatibility with the surrounding areas, recreational facilities, landscape features, open space and parking.

e. Transportation Planning:

CDP-9706 established that various intersections in the vicinity of the subject site will operate unacceptably under total traffic conditions. Various conditions were added to require a number of traffic improvements to mitigate the impacts of the proposed development. The required traffic improvements listed in CDP-9706 and Preliminary Plat 4-99026 have been evaluated and conditions of approval have been proposed to address the transportation mitigation measures.

f. Architecture

The applicant in SDP-0001 is proposing 16 architectural models for the East Village development. The location, size and height of the proposed houses and the minimum lot size, the maximum lot coverage and the minimum yard requirements meet the development standards of the CDP. The rear elevations of Lots 19 to 25 along Folkshire Drive will face the proposed golf holes and the rear elevations of Lots 1 to 10 along Folkshire Drive will face Beech Tree Parkway. Although extensive landscaping is provided along the rear of some of these lots, the rear elevation of the houses will be visible from the golf course and Beech Tree Parkway. The rear elevations of these houses should have more design articulation than the rest of the houses in East Village so that they are as attractive as the front

elevations. A condition of approval has been added to require that the applicant submit additional rear elevations for these houses that include more articulation and design features.

The architectural features of the proposed houses include optional brick exteriors, low window sills, bay windows, different roof slopes, special window treatments, etc. The proposed features are specifically designed to set a standard of quality and luxury within the entire Beech Tree community. The proposed models may be used throughout the Beech Tree development. However, additional models will also be proposed for the remaining three residential villages.

Conformance of the subject SDPs with the conditions of approval of CDP-9706 are discussed in Finding 11.

The Specific Design Plan SDP-9907 is subject to and conforms to Section 4.1 (Residential Requirements) of the *Landscape Manual*.

Extensive landscape buffers have been provided along the rear elevations of Lots 19 to 25 along Folkshire Drive to screen the rear yards from the golf holes. No landscape buffers have been provided along the rear yards of Lots 1 to 10 along Folkshire Drive to screen the rear yards from Beech Tree Parkway. A condition of approval has been added to require a landscape buffer with extensive planting along the rear yards of these lots to screen them from Beech Tree Parkway.

7. Condition of Approval #12 of CDP-9706 was added because the landscape design elements submitted with the CDP application did not completely identify the proposed concepts or the design vocabulary to be adopted for the Beech Tree development. The purpose of the condition was to require additional ■llustrative• design elements to be submitted in the form of sketches, details and photographs that indicated the preliminary landscape concepts and elements envisioned for the Beech Tree development.

The proposed SDPs are consistent with the preliminary design concepts proposed by Special Purpose SDP-9905.

8. *The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.*

The development is consistent with the approved Preliminary Plat 4-99026. Findings for adequate public facilities were made in conjunction with the Preliminary Plat. The Transportation Planning Section and the Growth Policy and Public Facilities Planning Sections have reviewed the proposals for adequacy findings. Conditions of approval for achieving adequacy of public facilities are discussed in Findings 21 and 24 of the Referral Responses section of this report. The development will be adequately served within a

reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development if the proposed conditions of approval are fulfilled.

9. *Adequate provision has been made for draining surface water so that there are no adverse effects on either the subject property or adjacent properties.*

The Department of Environmental Resources has stated that the proposal is consistent with the approved Stormwater Management Concept Plan, #958009110. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects.

10. *The Plan is in conformance with an approved Tree Conservation Plan.*

The Plan is in conformance with an approved Tree Conservation Plan (TCPII/49/98).

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 Specific Design Plan for the above-described land, subject to the following conditions:

1. Prior to certification of SDP-0001, the architectural drawings shall be revised to show more articulation and design features for the rear elevations of Lots 1 to 10 and Lots 19 to 25 on Folkshire Drive so that they are as attractive as the front elevations.
2. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NAPA) Standard 13D and all applicable County laws and regulations.
3. Prior to certification of the Specific Design Plan, the site/grading and landscape plans shall be revised to show the location, size and details of all proposed signage outside the public right-of-way.

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

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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 McNeill, seconded by Commissioner Brown, with Commissioners McNeill, Brown

and Hewlett voting in favor of the motion, and with Commissioner Boone absent, at its regular meeting held on Thursday, June 8, 2000, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 22nd day of June 2000.

Trudye Morgan Johnson  
Executive Director

By Frances J. Guertin  
Planning Board Administrator

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