

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-9908 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* 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* 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 240 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 Comprehensive Design Plan (CDP-9706).

7. *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. 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.

8. *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.

9. *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). The conformance is discussed in detail in Finding 10.

Referral Responses

10. The Environmental Planning Section (Stasz to Srinivas, May 8, 2000) has offered comments on the revised Tree Conservation Plan and the impacts of SDP-9907 and SDP-9908 on the Tree Conservation Plan. Most of the environmental planning issues and the tree conservation issues have been addressed during the previous approvals for the golf course and the Preliminary Plat applications.

The applicant revised the Tree Conservation Plan TCPII/49/98 according to the previous conditions of approval. The comments (in part) are as follows:

■ Staff have reviewed the Specific Design Plan for the East Village and Infrastructure with special regard to A-9763-C and the Considerations, Planning Board Resolution No. 98-50, and the previous recommendations regarding habitat management for the Stripeback Darter. All of the recommendations of Maryland Wildlife and Heritage Division, including a Habitat Management Plan, a Water Quality Plan, an Integrated Pest Management Plan, and a Monitoring Program were adopted and approved as part of SDP- 9803 for the golf course.

■ None of the proposed development of SDP-9907 or SDP-9908 modifies the prior approvals.

■ The Planning Board considered the issues of performance standards for the Patuxent River Management Preservation Area in detail during the hearings for 4-98063 and 4-99026. Findings regarding the Patuxent River Primary Management Area Preservation Area and specific variation requests are a part of those records.

■ None of the proposed development of SDP-9907 or SDP-9908 modifies the prior approvals.

■ The Type II Tree Conservation Plan, TCPII/49/98, requires a minimum of 251.33 acres of woodland conservation for the proposed development of the entire site. This figure has been calculated by summing the 20 percent baseline requirement of the R-S Zone (196.99 acres), and 23.10 acres of replacement for proposed disturbance to floodplain woodlands, and a replacement of 31.24 acres for a proposed grading of 124.95 acres of existing woodland. The Plan provides for 251.33 acres of on-site woodland conservation and preserves an additional 290.04 acres of upland woodland at this time. Some of this woodland will be removed when development occurs for later phases of the project.

■None of the proposed development of SDP-9907 or SDP-9908 modifies the prior approval of TCPI/73/97. Staff recommend approval of the revision to TCPII/49/98.

■On May 6, 1998, Reyinaldo DeGuzman of the Prince George's County Department of Environmental Resources approved Stormwater Management Concept #988005250. The approval is based on existing conditions of the 100-year floodplain and covers the construction of the lake, golf course, maintenance building, club house and associated parking.

■The lake is not part of SDP-9907 or SDP-9908. The Stormwater Management Plan has been modified to include forebays that will control stormwater from the East Village.

■Staff believe that appropriate conditions with specific goals and sequencing will permit development to proceed in an orderly fashion, but retain safeguards to halt the process before damage is done to the critical habitat. A Habitat Management Plan, including a Water Quality Monitoring Program, an Integrated Pest Management Plan and a Habitat Management Plan for the Stripeback Darter, have been reviewed and approved.

■None of the proposed development of SDP-9907 or SDP-9908 modifies the prior approvals.

■Staff have reviewed the East Village area and determined that Marlboro Clay is not a significant factor with regard to slope stability. In some areas special drainage measures and foundation construction methods may be needed. Staff recommend the following condition for SDP-9907:

■Prior to the pouring of footings the applicant shall submit a soils report addressing specific remedies and their locations in all areas where Marlboro Clay presents development problems. The report shall be reviewed and approved by M-NCPPC, Environmental Planning Section and DER.●

The Environmental Planning Section has proposed conditions of approval for requiring special remedies for areas with Marlboro Clay, on-site wetland mitigation areas, submission of geotechnical studies, submission of stormwater management plans and compliance with State wetland permits.

Referral Comments for SDP-9908

11. The Department of Parks and Recreation (Asan to Srinivas, April 4, 2000) has stated that the applicant has revised the infrastructure drawings for the extension of the sewer line to meet the requirements of the department through the park/school site on Parcel T. Therefore, the plans are acceptable.
12. The Washington Suburban Sanitary Commission (Maholtz to Srinivas, February 3, 2000) has stated that there is an approved authorization within the limits for the site.

13. The Department of Environmental Resources (Guzman to Srinivas, February 16, 2000) has stated that the proposed SDP-9908 is consistent with the stormwater management concept approval #988005250.
14. The Growth Policy and Public Facilities Planning Section (Izzo to Srinivas, February 10, 2000) has stated that the adequacy findings for the golf course SDP-9803 are applicable to SDP-9908 also. Therefore, additional findings are not necessary. SDP-9908 for the sewer line extension does not involve approval or construction of any dwelling units. Therefore, the issue of public facilities is not an issue for this SDP.

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 Type II Tree Conservation Plan (TCPII/49/98), and further APPROVED Specific Design Plan SDP-9908 for the above-described land.

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, Maryland within thirty (30) days following the adoption of this Resolution.

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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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