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SPECIFIC DESIGN PLAN

SDP-0412

Departure from Parking and Loading Standards **DPLS-309**

Application	General Data
Project Name: BEECH TREE, COMMUNITY RECREATION CENTER Location: WEST SIDE OF ROBERT CRAIN HIGHWAY (US 301) AND SOUTH OF THE INTERSECTION OF LEELAND ROAD AND US 301 Applicant/Address: VOB LIMITED PARTNERSHIP TYSONS OFFICE CENTER 8133 LEESBURG PIKE, SUITE 300 VIENNA, VA 22182	Date Accepted: 9/26/05
	Planning Board Action Limit: NA
	Plan Acreage: 7.89
	Zone: R-S
	Dwelling Units: NA
	Square Footage: 16,635
	Planning Area: 79
	Tier: Developing
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 204SE14

Purpose of Application	Notice Dates
SPECIFIC DESIGN PLAN FOR 16,635 SQUARE-FOOT COMMUNITY RECREATION CENTER DEPARTURE OF 43 PARKING SPACES FROM PARKING AND LOADING STANDARDS.	Adjoining Property Owners Previous Parties of Record Registered Associations: 6/23/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 9/22/05

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

November 28, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan, SDP-0412, Beech Tree Community Recreation Center
Type II Tree Conservation Plan, TCP/II/49/98-10
Departure from Parking and Loading Standards DPLS-309

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions for Specific Design Plan DP-0412 and APPROVAL of Departure from Parking and Loading Standards DPLS-309, as described in the Recommendation section of this report.

EVALUATION

This specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. Zoning Map Amendment A-9763-C
- b. Comprehensive Design Plan CDP-9706
- c. Preliminary Plan of Subdivision 4-00010
- d. Special Purpose Specific Design Plan SDP-9905 for Community Character
- e. Infrastructure Specific Design Plan SDP-9907
- f. The requirements of the Zoning Ordinance, specifically:
 - Sections 27-511, 27-512, 27-513, and 27-514 of the Zoning Ordinance governing development in the R-S Zone.
 - Section 27-528 and 27- 588 of the Zoning Ordinance
- g. The requirements of the *Landscape Manual*
- h. The requirements of the Woodland Conservation and Tree Preservation Ordinance
- i. Referral comments

FINDINGS

Based upon the evaluation and analysis of the subject specific design plan, the Urban Design Review staff recommends the following findings:

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

	Existing	Proposed
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

	Required	Provided
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.

This detailed site plan does not include any signage component.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9763-C:** On October 9, 1989, the District Council approved Zoning Map Amendment A-9763-C, subject to 17 conditions and 14 considerations. Of the considerations and conditions attached to the approval of A-9763, the following are applicable to the review of this SDP:

Condition 2. All nonresidential buildings shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.

Comment: This condition has been carried forward as Condition 24 in the subsequent Comprehensive Design Plan, CDP-9706, and will be further carried forward as a condition of approval for this SDP.

Condition 16. The District Council shall review all Specific Design Plans for Beech Tree.

Comment: The District Council will be reviewing the subject SDP.

Consideration 3. A minimum 50-foot-wide undisturbed buffer shall be retained along all streams. This area shall be expanded to include the 100-year floodplain, wetlands, steep slopes, and areas of erodible soils.

Consideration 5. The applicant shall demonstrate that the proposed development complies with the Patuxent River Policy Plan criteria.

Comment: The subject SDP is in general compliance with the two conditions according to the review undertaken by the Environmental Planning Section.

Consideration 6. The applicant shall prepare a detailed soils study to demonstrate that the property is geologically suitable for the proposed development.

Comment: This condition has been modified and included in CDP-9706 conditions of approval. A geotechnical report has been submitted for the development contained in this SDP. Per the review by the Environmental Planning Section, the above condition has been fulfilled by applicant's acceptance of the staff exhibit, staff report findings on CDP-9706, and Condition 1.d. of PGCPB Res. 98-50, which requires a detailed review of the SDP and the submission of a geotechnical study.

Consideration 11. The trails system shall be designed to link all residential areas to all commercial and recreational elements of the proposed development.

Comment: The site plan shows that different buildings and amenities have been connected via a combination of trails and pedestrian paths that are further integrated into the community-wide trails system. The site plan complies with this condition except for the width of the trail, which is required by the Condition 2 of approval of Preliminary Plan of Subdivision 4-00010 to be six feet. The site plan shows a four-foot wide trail. Given the possible pedestrian traffic, the Urban Design Section agrees that a minimum six-foot-wide pedestrian circulation system is needed. A condition of approval has been proposed in the Recommendation section of this report to require the applicant to increase the width of the trails and pedestrian path to six feet.

8. **Comprehensive Design Plan CDP-9706:** Comprehensive Design Plan CDP-9706 as approved includes a maximum of 2,400 dwelling units, of which 1,680 are single-family detached, 480 are single-family attached, and 240 are multifamily units, 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 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, which is located to the west of the subject site, 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. The recreation center with pool and tennis courts referenced above is included in the subject SDP. The other amenities have been and will be the subjects of future SDPs.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions; the conditions applicable to the subject SDP review that warrant discussion are as follows:

5. **Prior to approval of building or grading permits, the Natural Resources Division shall review all Technical Stormwater Management Plans approved by the Department of Environmental Resources (DER). The Natural Resources Division shall work with DER and the applicant to ensure that water quality is provided at all storm drain outfalls.**

Comment: This condition has been carried forward as a condition of approval.

6. **Every Specific Design Plan for Beech Tree shall include on the cover sheet a clearly legible overall plan of the Beech Tree project on which are shown in their correct relation to one another all phase or section numbers, all approved or submitted Specific Design Plan numbers, and all approved or submitted Tree Conservation**

Plan numbers for Beech Tree.

Comment: The SDP is in partial compliance with the condition regarding overall plan, phasing, and section numbers. A condition of approval prior to certification has been proposed in the Recommendation section of this report to require the applicant to provide the aforementioned information.

7. **Every Specific Design Plan for Beech Tree shall adhere to Stormwater Management Plan # 958009110 or any subsequent revisions. The applicant shall obtain separate Technical Stormwater Plan approvals from DER for each successive stage of development in accordance with the requirements set forth in Concept Plan # 958009110 prior to certificate approval of any SDP.**

Comment: The subject SDP is covered in the stormwater management plan for Phase 3 of the Beech Tree development (#8004950-2000-00), which is a revision to the original stormwater management approval, #958009110. A review by the Department of Environmental Resources (DER) (Nicole to Zhang, October 19, 2005) has stated that the site plan for Beech Tree Community Recreation Center SDP-0412 and DPLS-309 is consistent with approved stormwater concept plan #27543-2005.

17. **The District Council shall review all Specific Design Plans for Beech Tree.**

Comment: The District Council will be reviewing the subject SDP.

23. **All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable county laws and regulations.**

Comment: See above Finding 7 for more discussion.

25. **The private recreational facilities shall have bonding and construction requirements as follows. Requirements for those facilities in bold type below shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision:**

BEECH TREE PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 600th building permit
Equestrian Center	N/A	Complete by 2000th building permit
Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
Swimming Pool Adjacent to Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
Six Tennis Courts Adjacent to Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit

8-foot-wide Asphalt Trail System (not on public park land)	Prior to 800th building permit	Complete by 2,200th building permit
Lake View Park	Prior to 600th building permit	Complete by 1,200th building permit
It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25%, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.		

Comment: The subject SDP includes the main community building, swimming pool, and six tennis courts as described in the above table. In addition, there are a gatehouse and a bathhouse proposed in the SDP. The relevant part of the above condition will be carried forward as conditions of approval for this SDP.

- 25. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.**

Comment: This condition has been carried forward as a condition of approval for this SDP.

- 45. No grading or cutting of trees or tree removal shall occur until after approval of the Specific Design Plan by the District Council.**

Comment: This condition has been carried forward as a condition of approval for the subject specific design plan.

- 48. During the SDP approval process, traditional names of the property, owners and family homes shall be considered for use within the proposed development.**

Comment: The street names in the Beech Tree development are based on the traditional names of property owners and family homes.

- 9. Preliminary Plan of Subdivision 4-00010:** Preliminary Plan of Subdivision 4-00010, which covers the subject site, was approved (PGCPB No. 00-127) by the Planning Board on July 6, 2000, subject to 30 conditions. The following conditions of approval attached to 4-00010 are applicable to this specific design plan review:

- 2. All HOA trails shall be a minimum of six-foot wide and asphalt, unless otherwise agreed to by the Department of Parks and Recreation.**

Comment: See the above Finding 7 for a discussion on the width of the trails and pedestrian path.

- 3. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed.**

4. **All trails and sidewalks shall include any necessary curb cuts and be ADA compatible.**

Comment: The two conditions will be carried forward as conditions of approval for this SDP.

8. **As part of the submission of a Specific Design Plan (SDP) for any High Risk Area, the applicant, his heirs, successors and/or assigns shall submit a geotechnical report for approval of M-NCPPC Environmental Planning Section, the Prince George's County Department of Public Works and Transportation, and the Prince George's County Department of Environmental Resources. The SDP shall show the proposed 1.5 Safety Factor Line. Adjustments to lot lines and the public rights-of-way shall be made during the review of the SDP. No residential lot shall contain any portion of unsafe land.**

Comment: A geotechnical report for this portion of the Beech Tree site has been reviewed by the Environmental Planning Section and found to meet all requirements. The Environmental Planning Section staff have reviewed SDP-0412 and determined that high-risk areas do not occur on this portion of the Beech Tree site and only in some areas special drainage measures, road construction, and foundation construction methods may be needed. A condition of approval has been recommended by the Environmental Planner that has been incorporated into the Recommendation section as of this report.

18. **Prior to SDP approval, the applicant and DPW&T shall consider the location of the proposed middle school, the number of lots proposed in Parcels M, N and O, and the density of residences northeast of the commercial/recreational center to determine the necessity for sidewalks on both sides of the right -of-way along the following**

- **Presidential Golf Club Drive, from Road "N" to Beechtree Parkway.**
- **Moore's Plain Boulevard, from the recreational center/proposed roundabout to Leeland Road.**

Comment: The trails planner in a memorandum (Shaffer to Zhang, November 28, 2005) recommends a standard sidewalk be provided along the subject site's frontage of Beech Tree Parkway/Moore's Plain Boulevard traffic circle, unless modified by the Department of Public Works and Transportation.

20. **The trail shall be constructed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines* and the accessibility guidelines in the latest edition of the Americans with Disabilities Act for the Outdoor Development Areas. The exact location of the trail shall be determined at the time of Specific Design Plan review for this plat and approved by DPR. Detailed construction drawings, including grading plan sections, shall be submitted to DPR for review and approval prior to submission of the application for the Specific Design Plan for this plat.**

Comment: There are no master plan trails included in this SDP. However, the SDP has proposed an internal pedestrian circulation network that links all buildings and amenities in the community recreation center. The on-site pedestrian circulation network will be further integrated into the Beech Tree communitywide trails system.

28. **Prior to submission of the first final plat for residential lots in the subdivision, the applicant shall enter into the public Recreational Facilities Agreement (RFA) for construction of recreational facilities. The applicant shall submit three original executed RFAs to DPR for their approval three weeks prior to the submission of the final plat. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.**

Comment: See above Finding 8 for more discussion on the bonding and timing of the buildings and amenities included in the subject SDP.

10. **Special Purpose Specific Design Plan SDP-9905 for Community Character:** SDP-9905 is a special purpose specific design plan pursuant to Condition 12 of Comprehensive Design Plan CDP-9706 that was devoted to elements of streetscape including but not limited to street trees, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the neo-traditional area of the East Village. The SDP also addressed utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and concentration of particular species as an identifying feature for particular neighborhoods. The SDP was approved by the Planning Board on October 14, 1999. The subject specific design plan is in general compliance with Special Purpose Design Plan SDP-9905 for community character.
11. **Infrastructure Specific Design Plan SDP-9907:** SDP-9907 is an infrastructure specific design plan for the East Village consisting of 130 single-family detached residential lots. However, SDP-9907 included, for the first time, a staging plan and the accompanying transportation improvements needed for the various development stages of Beech Tree. The Planning Board approved SDP-9907 on June 8, 2000, subject to 14 conditions, of which only the staging- and transportation improvement-related conditions are applicable to the review of this SDP, as follows:
11. **If in the future, the sequencing of the subsequent development phases or associated transportation improvements is proposed to be modified, the Recommended Staging Plan shall be revised and resubmitted by the applicant prior to approval of the SDP for which such a change is requested.**

Otherwise, with each subsequent SDP, the applicant shall provide evidence, in the form of a letter to the Planning Department, of (1) the aggregate number of building permit issuances for residential units, (2) the Phase within which the number of units for the proposed SDP would fall, and (3) the status of the associated transportation improvements. This letter shall be compared to the Staging Plan for transportation improvements in effect at that time in order to evaluate the adequacy of transportation facilities for report to the Planning Board.

Comment: By a letter dated June 3, 2005 (Rizzi to Burton), the applicant provided the evidence to fulfill the above three specific requirements. The review by the Transportation Planning Section indicates that the proposed development will be adequately served within a reasonable period of time by transportation improvements.

12. **Prior to the issuance of any residential building permit, the following improvements shall be in place, under construction, bonded (or letter of credit given to the appropriate agency for construction), 100% funded in a CIP/CTP or otherwise provided by the applicant, heirs, successors or assigns:**

Leeland Road

Widen the one-lane bridge approximately 3,500 feet west of US 301 to 22 feet of paving in accordance with DPW&T standards.

- 13. The applicant shall provide right-of-way dedication and improvements along Leeland Road as required by DPW&T.**

Comment: According to the applicant, the above-mentioned improvement is included in the Phase II residential development and has been bonded with Prince George's County Department of Public Works and Transportation.

The applicant also indicates in the letter that the proposed dwelling units will be developed during Phase III residential development and will fall into building permit range of #132-1,000. Per the staging plan as approved with SDP-9907, the following improvements are required:

- 3. Prior to the issuance of the one hundred and thirty second (132nd) building permit for any residential unit of the development, the following improvements shall be completed by the applicant:**
 - a. Widen southbound US 301 to provide three (3) exclusive through lanes from 1,000 feet north of Trade Zone to 2,000 feet south of Trade Zone Avenue.**
 - b. Construct internal site connection from Beech Tree Parkway to Leeland Road.**
 - c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.**

The above requirements have been incorporated into the conditions of approval for this SDP, specifically as Condition 10 in the Recommendation section of this report.

- 12. Umbrella Specific Design Plan SDP-0001 for Architecture:** SDP-0001 is an umbrella specific design plan for architecture of the proposed single-family detached houses for the entire Beech Tree development. This SDP was approved by the Planning Board on June 8, 2000, subject to three conditions. The original SDP-0001 was approved with 16 architectural models for the proposed single-family detached units in the East Village, but the approved models can be used in any other portions of the Beech Tree development. Since the approval of SDP-0001, four additional approvals have been granted by the Planning Board. Of three conditions attached to the approval of SDP-0001, none of them is applicable to the review of this SDP because there are no single-family detached houses in this application. The four revisions are all Planning Director-designee level cases. No conditions are attached to the approvals.
- 13. Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of Zoning Ordinance as follows:
 - a. The proposed community recreation center is an integrated part of a larger project known as Beech Tree, which is the subject of numerous approvals. The subject SDP is in general compliance with the requirements of the R-S Zone as stated in Sections 27-511, 512, 513 and 514 with regard to permitted use and other regulations such as general standards.**

- b. **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.

c. Section 27-528, requires the following findings for approval of a specific design plan:

(a) Prior to approving a Specific Design Plan, the Planning Board shall find that:

(1) The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual.

Comment: As stated in Findings 8 and 14, the proposed specific design plan conforms to the approved comprehensive design plan and the applicable standards of the *Landscape Manual*.

- (2) 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.**

Comment: Findings for adequate public facilities including fire, rescue, police, public school, and transportation have been normally made in conjunction with the preliminary plan of subdivision. In this case, a complete staging plan and the accompanying transportation improvements for the entire Beech Tree development were not approved until the Planning Board approved SDP-9907 on June 8, 2000. Per a review by the Transportation Planning Section (November 8, 2005, Burton to Zhang), the subject specific design plan is consistent with the previous transportation adequacy findings. The staff finds that the subject site will be adequately served within a reasonable period of time with transportation facilities existing and planned to be completed in the near future.

As with other public facilities such as fire engine, ambulance, paramedic, and police services, since this application will not generate population, no additional service needs will be created. Instead, this community recreation center will provide service that is additional to the existing and planned services to the residents of the Beech Tree Project.

The existing fire engine and ambulance services are beyond response time guidelines for the entire Beech Tree project. For any residential elements in Beech Tree, a fee of \$201.65 for each residential unit has been assessed as the fair share toward the provision of the new Leeland Road Fire Station and ambulance services in order to alleviate the noted inadequacies. For this project, which is not a residential development, as required by the previous conditions of approvals, all structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable county laws and regulations.

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

Comment: The Department of Environmental Resources (Nicol to Zhang, October 19, 2005) has stated that the proposal is consistent with approved Stormwater Management Concept Plan #27543-2005. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

- (4) The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: As indicated in Finding 15 below, a Type II Tree Conservation Plan, TCPII/49/98-10, has been submitted with this SDP. TCPII/49/98-10 has been found to meet the requirements of the Woodland Conservation Ordinance according to the review by the Environmental Planning Section. The Environmental Planning Section

recommended approval of the subject SDP and TCP/II/49/98-10 subject to four conditions that have been incorporated into the recommendation section of this report.

14. **Landscape Manual:** The proposed community recreation center in the R-S Zone is subject to Section 4.3, Parking Lot Requirements, and not subject to Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*. But Section 4.7 standards of the *Landscape Manual* should be used as a guide to appropriate standards in the Comprehensive Design Zone.
 - a. Section 4.3 (a), Landscape Strip Requirement, requires a landscaped strip to be provided on the property between the parking lot and the right-of-way when a parking lot is located adjacent to a public right-of-way. The subject application has approximately 626 linear feet of parking lot fronting Beech Tree Parkway; the landscape plan shows Option 1, which is a minimum 10-foot-wide landscaped strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings, and complies with the *Landscape Manual*. But the landscape plan lists Section 4.3 (b) in the schedule, which is not correct. A condition of approval has been provided in the Recommendation section of this report.

Section 4.3 (c), Interior Planting, requires five percent of the total area of parking lot to be interior planting area when a parking lot is larger than 7,000 square feet but smaller than 49,999 square feet and to be planted with one shade tree for each 300 square feet (or fraction) of interior landscaped area provided. The application has approximately 47,886 square feet of parking lot and has provided 12 percent of the total parking lot to be used as interior planting area and provided 20 shade trees. The landscape plan meets the requirement of the *Landscape Manual*.
 - b. The landscape plan has also provided six bufferyards on locations where the recreation facilities are adjacent to the residential properties between the subject site and the adjacent single-family detached houses based on the standards of Section 4.7, Buffering Incompatible Uses. The bufferyards provided are appropriate in order to mitigate the impact of the community recreation center on the adjacent residential properties.
15. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there is a previously approved Tree Conservation Plan, TCPI/73/97.
 - a. The detailed forest stand delineation (FSD) was previously reviewed with the approval of CDP-9706 and Type I Tree Conservation Plan TCP I/73/97 and found to address the criteria for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual. No further information is required with respect to the forest stand delineation at this time.
 - b. A Type II Tree Conservation Plan, TCP II/49/98, was initially approved with SDP-9803 for the golf course, which covers the entire site. As each specific design plan is approved for the Beech Tree development, TCP/II/49/98 will be revised. The revised Type II Tree Conservation Plan, TCP/II/49/98-10, submitted with this application, has been reviewed and was found to be in compliance with the previously approved Type I tree conservation plan and to address the requirements of the Woodland Conservation Ordinance, subject to certain conditions.

16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. The Community Planning Division's comments will be presented at the time of the public hearing for this case.
- b. The Transportation Planning Section (Burton to Zhang, November 8, 2005) has listed all the required transportation improvements accompanying the staging plan for the entire Beech Tree project as approved with Infrastructure Specific Design Plan SDP-9907. The transportation planner indicates that the actual number of building permits approved to date have been 178, which is within Phase III of the residential development (residential building permits #132–1,000) and concludes that the subject development as proposed in the subject Specific Design Plan, SDP-0412, will be adequately served. The transportation improvements that are applicable to the subject SDP related to Phase III residential development have been identified and incorporated into the conditions of approval of this SDP.

Regarding the departure from the required number of parking and loading spaces, the transportation staff agrees with the applicant's statement of justification and concludes that the parking need could be met by allowing parking on Beech Tree Parkway, which has 36 feet of pavement within a 60-foot-wide right-of-way, and the surrounding residential neighborhood will not be negatively impacted by the approval of this departure application.

In a separate memorandum (Shaffer to Zhang, November 28, 2005) on specific design plan review for master plan trail compliance, the Transportation Planning Section noted that sidewalk connections were not specifically addressed for Beech Tree Parkway along the subject site at the time of preliminary plan 4-00010 or SDP-0111. Consistent with the previously approved plans adjacent to this SDP, the trails planner recommends additional connections along the southern edge of the traffic circle.

Comment: The Urban Design Section agrees with the above recommendation. In addition, the Urban Design section believes standard pedestrian crossings on Beech Tree Parkway and Moores Plain Boulevard around the traffic circle should be provided, unless modified by the Department of Public Works and Transportation.

- c. The Environmental Planning Section (Stasz to Zhang, November 22, 2005) has provided a comprehensive review on the background and previous approval history of the Beech Tree project and has recommended approval of Specific Design Plan SDP-0415 and TCPII/49/98-10 subject to four conditions. These conditions of approval for the SDP have been incorporated into the Recommendation section of this report.
- d. The Subdivision Section (Chellis to Zhang, October 21, 2005) has indicated that the property is the subject of Preliminary Plan of Subdivision 4-00010 and listed the conditions of approval that are applicable to this SDP. See above Finding 9 for a discussion of the conditions attached to the approval of 4-00010 that are applicable to the review of this SDP. The subdivision reviewer also has identified two technical deficiencies that will be addressed by two conditions prior to certification approval of this application.
- e. The Permit Section (Linkins to Zhang, November 21, 2005) has made four comments on the subject SDP regarding the plan's compliance with the Zoning Ordinance. The

relevant comments have been incorporated into the conditions of approval for this specific design plan.

- f. The Department of Environmental Resources (Nicole to Zhang, October 19, 2005) has stated that the site plan for Beech Tree Community Recreation Center SDP-0412 and DPLS-309 are consistent with approved Stormwater Concept Plan #27543-2005.
- g. The State Highway Administration (SHA) (Foster to Zhang, November 18, 2005) has stated that SHA has no objection to Specific Design Plan SDP-0412 and DPLS-309 approval.
- h. The Washington Suburban Sanitary Commission (WSSC) (Thacker to Zhang, October 25, 2005) has indicated that the proposed community recreation center will be served by an approved water and sewer mains project (Project # DA2453A99), which is under construction at this time and is 60 percent complete.
- i. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
- j. The Town of Upper Marlboro had not responded to the referral request at the time the staff report was written.

RECOMMENDATION

Specific Design Plan SDP-0412: Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0412 for Beech Tree community recreation center and Type II Tree Conservation Plan TCPII/49/98-10 subject to the following conditions:

- 1. Prior to certificate approval of this specific design plan, the applicant shall:
 - a. Revise the site plan and landscape plan as follows:
 - (1) Show that the subject property is the subject of Preliminary Plan 4-00010 and provide bearings, distances, and the parcel letter and number on the site plan.
 - (2) Provide all approved or submitted specific design plan numbers and all approved or submitted tree conservation plan numbers for Beech Tree on the coversheet.
 - (3) Increase the width of the proposed internal trails and pedestrian trail system to six feet.
 - (4) Revise the parking calculation table to show a minimum of two handicapped parking spaces to be van accessible.
 - (5) Provide a standard sidewalk along the subject site's entire frontage of the Beech Tree Parkway/Moore's Plain Boulevard traffic circle, including the standard pedestrian crossings on the two roadways around the traffic circle, unless modified by the Department of Public Works and Transportation.
 - (6) Revise Table A on the landscape plan and change the schedule to Section 4.3(a).

- b. Revise Type II Tree Conservation Plan TCPII/49/98-10 as follows:
- (1) Replace the worksheet on Sheet 46 with a TCPII phased worksheet that lists the acreages for each phase.
 - (2) Have the revised plan signed and dated by the qualified professional who prepared the plan.
2. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.
 3. Prior to approval of building or grading permits, the M-NCPPC Environmental Planning Section shall review all technical stormwater management plans approved by the Department of Environmental Resources (DER). The Environmental Planning Section shall work with DER and the applicant to ensure that the plan is consistent with the Habitat Management Program and that water quality features are provided at all storm drain outfalls. If revisions to the TCPII are required due to changes to the technical stormwater management plans, the revisions shall be handled at the staff level if the changes result in less than 20,000 square feet of additional woodland cleared.
 4. Prior to the issuance of any building permit, a soils report addressing specific remedies and their locations in all areas where Marlboro Clay presents development problems shall be reviewed and approved by the M-NCPPC Environmental Planning Section and the DER. The report shall include a map showing all borehole locations, logs of all of the boreholes, and shall identify individual lots where Marlboro Clay poses a problem.
 5. Prior to the submission of final plats, the applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFA) to Development Review Division (DRD) for construction of the recreational facilities included in SDP-0412, Beech Tree Community Recreation Center, for review and approval. Upon approval by DRD, the RFA shall be recorded among the Land Records of Prince George's County.
 6. Prior to the issuance of a building permit for the community recreation center or the 600th building permit for the Beech Tree project, whichever comes first, the applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities included in this SDP.
 7. Prior to issuance of the 1,000th building permit for the Beech Tree project, the construction of all buildings and amenities included in SDP-0412, Beech Tree community recreation center, shall be completed.
 8. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed. All trails and sidewalks shall include any necessary curb cuts and be ADA compatible.
 9. All play areas shall comply with the requirements of the Americans with Disabilities Act (ADA), the American Society for Testing and Materials (ASTM), and with the *Parks and Recreation Facilities Guidelines*.

10. Prior to issuance of the 132nd building permit for any residential unit of the development, the following improvements shall be completed by the applicant:
 - a. Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Trade Zone Avenue to 2,000 feet south of Trade Zone Avenue.
 - b. Construct an internal site connection from Beech Tree Parkway to Leeland Road.
 - c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.
11. No grading or cutting of trees or tree removal on the site (covered by SDP-0412) shall occur until after approval of the specific design plan by the District Council.
12. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable county laws and regulations.

Departure from Parking and Loading Standards DPLS-309: The Urban Design staff also recommends that the Planning Board adopt the findings of this report and APPROVE Departure from Parking and Loading Standards DPLS-309.