



The Maryland-National Capital Park and Planning Commission  
Prince George's County Planning Department  
Development Review Division  
301-952-3530

*Note: Staff reports can be accessed at <http://mncppc.igmp2.com/Citizens/Default.aspx>*

## Revision of Site Plan Traditions at Beechfield

## ROSP-4785-02

REQUEST	STAFF RECOMMENDATION
Revision of a special exception site plan to revise the layout and architecture of the 150 rental apartments on Parcel 2.	APPROVAL with conditions

**Location:** In the northeast corner of MD 193 (Enterprise Road) and US 50 (John Hanson Highway)

Gross Acreage: 83.66

Zone: R-E

Gross Floor Area: N/A

Lots: 0

Parcels: 1

Planning Area: 71A

Council District: 06

Election District: 07

Municipality: N/A

200-Scale Base Map: 205NE11

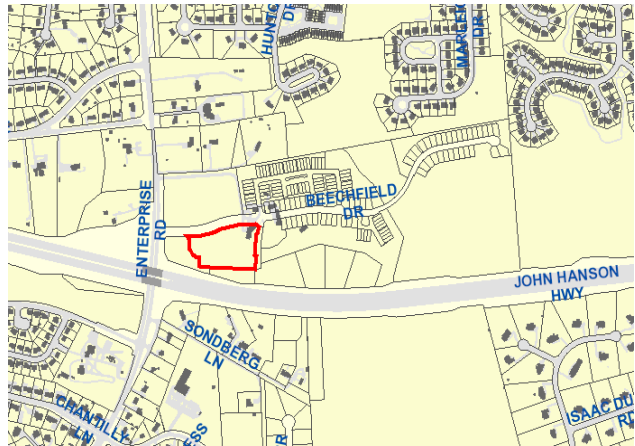
**Applicant/Address:**

Greenlife Property Group, LLC  
2410 Evergreen Road, Suite 104  
Gambrills, MD 21054

**Staff Reviewer:** Thomas Sievers

**Phone Number:** 301-952-3994

**Email:** Thomas.Sievers@ppd.mncppc.org



Planning Board Date: 12/16/2021

Planning Board Action Limit: 12/16/2021

Staff Report Date: 12/01/2021

Date Accepted: 10/08/2021

Informational Mailing: 04/08/2021

Acceptance Mailing: 08/03/2021

Sign Posting Deadline: N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

[http://www.mncppcapps.org/planning/Person\\_of\\_Record/](http://www.mncppcapps.org/planning/Person_of_Record/).

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division

FROM: Thomas Sievers, Senior Planner, Zoning Section, Development Review Division

SUBJECT: Revision of Site Plan ROSP-4785-01  
Traditions at Beechfield

REQUEST: Revision of a special exception site plan to revise the layout and architecture of the  
150 rental apartments on Parcel 2.

RECOMMENDATION: **APPROVAL with conditions**

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**NOTE:**

The Planning Board has scheduled this application on the agenda date of December 16, 2021.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Zoning Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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## FINDINGS

- A. Location:** The subject property is known as the Traditions at Beechfield subdivision, recorded in Plat Books ME 254 page 21, ME 254 pages 93–99, and ME 255 pages 1–5. The property is 83.66 acres in area, located in the Residential Estate (R-E) Zone, and is partially within an aviation policy area. The property is subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Subject Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA). The site is in Planning Area 71A and Council District 6. More specifically, the subject property is located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway). The proposed revision is limited to Parcel 2 of the overall development.

**B. Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	R-E	R-E
Use(s)	Planned Retirement Community	Planned Retirement Community
Acreage	83.66	83.66
Parcels/Lots	17 parcels/118 lots	17 parcels/118 lots
Dwelling Units	491	491

- C. History:** The Prince George's County Planning Board previously approved Special Exception SE-4529 (Zoning Ordinance No. 8-2008) for the Enclave at Beechfield, which included approval of 400 independent living units comprised of 250 multifamily and 150 townhouse dwelling units, in a condominium regime. A subsequent Preliminary Plan of Subdivision, PPS 4-08043, was also approved by the Planning Board with 37 conditions (PGCPB Resolution No. 08-193). SE-4785 was submitted as a major revision to the previously approved SE-4529 because of the substantial changes proposed by the applicant. The changes included more diversity in the dwelling unit mix, the addition of an assisted living facility, the division of land into lots and parcels with a change in the configuration previously approved, and to internally shift dwelling unit types on the site from that which was previously approved. The Prince George's County District Council approved SE-4785, subject to 23 conditions, on July 16, 2018 (Zoning Ordinance No. 11-2018). PPS 4-17018 was submitted to supersede 4-08043, which subdivided the planned retirement community into fee-simple lots, subject to 20 conditions (PGCPB Resolution No. 18-07).

- D. Master Plan and General Plan Recommendations:** The *Plan Prince George's 2035 Approved General Plan* (Plan 2035) designates the area of the site in the Established Communities Growth Policy area. The vision for the Established Communities area is a context-sensitive infill and low- to medium-density development. However, Plan 2035 also recognizes that planning documents adopted and approved prior to the date of adoption of the general plan remain in full force and effect. The Bowie and Vicinity Master Plan and SMA describes the project as within the Pointer Ridge Mixed-Use Activity Center. The master plan states that this area is in need of senior housing and identifies several criteria for the provision of senior housing (Policy 4: Develop High Quality Senior Housing, page 11). This project complies with the master plan under the previous approval of SE-4785 and this application remains in compliance.

### **Aviation Policy Area 6**

Part of the Traditions at Beechfield is located in Aviation Policy Area 6 (APA 6), within the proximity of Freeway Airport. APA regulations contain height requirements and purchaser notification requirements for property sales in Sections 27-548.42 and 27-548.43 of the Prince George's County Zoning Ordinance, respectively, that apply to the overall development of the site. No building permit may be approved for a structure higher than 50 feet in APA 6, unless the applicant demonstrates compliance with Federal Aviation Regulations Part 77. The proposed revisions remain in conformance with the prior findings of SE-4785. The APA overlay is located on the far eastern side of the overall site. The subject parcel, Parcel 2, is located in the western part of the overall development and is not located under the APA overlay.

- E. Request:** The proposal is for the revision of a special exception site plan to revise the layout and architecture of the 150 rental apartments on Parcel 2.

- F. Neighborhood and Surrounding Uses:** The neighborhood is predominately developed with single-family dwellings in the communities of Marleigh, Holmehurst, Fairwood, and Enterprise Estates, with woodlands and Maryland-National Capital Park and Planning Commission (M-NCPPC) park land nearby. The general neighborhood boundaries are:

**North:** Open space owned by the Marleigh Community Association, Inc.; land owned by M-NCPPC; and three single-family homes

**East:** An open space parcel owned by the Fairwood Community Association, Inc.

**South:** US 50

**West:** MD 193

The property is surrounded by the following uses:

**North:** Single-family detached residences in the R-E Zone and open space in the Residential Low Development Zone

**East:** Single-family detached residences and open space in the Mixed Use Community Zone

**South:** Single-family detached residences in the Residential-Agricultural Zone

**West:** Single-family detached residences in the Rural Residential Zone

- G. Zone Standards:** The proposal is within the applicable development requirements and regulations of Section 27-427 for the R-E Zone requirements, of the Zoning Ordinance. Section 27-441(b), Uses Permitted in Residential Zones, of the Zoning Ordinance, indicates that a planned retirement community is a permitted use by special exception in the R-E Zone.

**H. Design Requirements:**

**Signage**—Signage has been moved, in comparison to the original approval. SE-4785 provided entry to Parcel 2 at the western end of the property. Due to the reorientation of the building, the entryway is more centrally located to serve the porte cochere function. The monument sign has been relocated with the entryway. Signage details are provided on Sheet 6F. The monument sign is comprised of a precast stone veneer base, a painted sign-face with white lettering that matches the features of the building it serves, and white vinyl wrapped gabbled crossmembers above. The sign is approximately 33 square feet. The monument sign is found to be in conformance with Part 12 of the Zoning Ordinance.

**Parking Regulations**—The proposed site plan shows the required number of parking spaces for the site with the new layout.

**Prince George's County Landscape Manual Requirements**—The subject application remains in conformance with the prior findings of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

**Tree Canopy Coverage Ordinance**—This application remains in conformance with the prior findings of the Prince George's County Tree Canopy Coverage Ordinance.

- I. Required Findings:** The applicant provided responses through a statement of justification (SOJ) dated June 30, 2021, incorporated herein by reference. Section 27-325(a), (b), and (n), of the Zoning Ordinance states that:

**Subdivision 10 – Amendments of Approved Special Exceptions**

**Section 27-325 – Minor changes.**

**(a) Minor changes, in general.**

- (1) The Planning Board and Planning Director are authorized to approve minor changes to site plans for approved Special Exceptions, as provided in this Section. The Director may authorize staff to take any action the Director may take under this Section.**
- (2) The Planning Board is authorized to grant the minor changes listed in this Section, and any variance requested in conjunction with the minor change. The minor change request shall be in the form of an application filed with the Planning Board. The contents of the application shall be determined by the Planning Board. Along with filing the application, the applicant shall submit a revised site plan, and shall pay the required fee. The Planning Board shall hold a hearing on the request in accordance with the Rules of Procedure established by the Planning Board. The Planning Board's decision shall be in the form of a resolution. A copy of the resolution shall be sent to all persons of record and the Clerk of the Council.**
- (3) If the change is approved, the revised site plan shall be made a part of the record of the original application.**

- (4) The revised site plan shall comply with all applicable requirements of this Subtitle, and with any conditions, relating to the use, imposed in the approval of the Special Exception or of any applicable Zoning Map Amendment, subdivision plat, or variance.**

**(b) Minor changes, Planning Board.**

- (1) The Planning Board is authorized to approve the following minor changes:**
  - (A) An increase of no more than fifteen percent (15%) in the gross floor area of a building;**
  - (B) An increase of no more than fifteen percent (15%) in the land area covered by a structure other than a building;**
  - (C) The redesign of parking or loading areas; or**
  - (D) The redesign of a landscape plan.**
- (2) The Planning Board is further authorized to approve the minor changes described in (d) and later subsections below.**
- (3) In reviewing proposed minor changes, the Board shall follow the procedures in (a) above.**

The Planning Board is authorized to approve the proposed revisions to the special exception site plan because there is no change or increase in gross floor area, only reorientation of the previously approved building and the addition of architectural details.

This application is further subject to Subsection (n), addressed below.

**(n) Changes of Planned Retirement Community site plans.**

- (1) The Planning Board may approve the following modifications, following the procedures in (a) above:**
  - (A) Changes required as the result of an approval of a Preliminary Plan of Subdivision;**
  - (B) Changes required by engineering necessity to grading, utilities, stormwater management, or related plan elements;**
  - (C) New or alternative architectural plans that are equal or superior to those originally approved, in terms of the quality of exterior building materials and architectural detail; or**

- (D) Changes to any other plan element determined to be consistent with the overall design, layout, quality, or intent of the approved special exception site plan.**
- (2) The Planning Board's decision shall be sent to all persons of record in the hearing before the Planning Board, and to the District Council. This decision may be appealed to the District Council upon petition by any person of record. The petition shall be filed with the Clerk of the Council within thirty (30) days after the date of the notice of the Planning Board's decision. The District Council may vote to review the Planning Board's decision on its own motion within thirty (30) days after the date of the notice. The Clerk of the Council shall notify the Planning Board of any appeal or review decision. Within seven (7) calendar days after receiving this notice, the Planning Board shall transmit to the District Council a copy of all written evidence and materials submitted for consideration by the Planning Board and a transcript of the public hearing on the revised plan. The District Council shall schedule a public hearing on the appeal or review. Testimony at the hearing shall be limited to the facts and information contained within the record made at the hearing before the Planning Board. Within sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or modify the decision of the Planning Board, or return the revised plan to the Planning Board to take further testimony or reconsider its decision. Where the Council approves a revised site plan, it shall make the same findings which are required to be made by the Planning Board. If the Council fails to act within the specified time, the Planning Board's decision is automatically affirmed. The Council shall give its decision, in writing, stating the reasons for its action. Copies of the decision shall be sent to all persons of record and the Planning Board.**

According to the applicant's SOJ, the new architectural plans and modification to building orientation fall within Sections 27-325(n)(1)(A) and (B). The SOJ goes on to state "at the time the special exception was initially approved, no architecture was available for the proposed multifamily building. The layout depicted on the special exception site plan was conceptual, subject to identifying a builder" (page 7). Staff finds that the applicant's SOJ lacks justification to Subsection (A), even stating that it was not necessitated by a change to a PPS. Rather, it more accurately falls under (C) and (D). Plan elements, such as building orientation and parking facilities, have changed to reduce noise infiltration from US 50, and new architecture has been applied to update the concept approval from SE-4875. The SOJ did provide justification to Subsections (B) and (C) stating "the applicant submits that the proposed revisions to the building orientation constitute changes to a plan element which is consistent with the overall design, layout, quality, or intent of the approved special exception site plan. At the time of initial approval, the multifamily building had not been designed and a builder had not been identified" (page 8). Further analysis is provided below.

The conceptual approval for this parcel showed the building façade constructed along the northern and eastern boundaries of the property, abutting Traditions



Boulevard and Seaside Alder Road. This application proposes to modify the location of the building and its relationship to the internal road network. This proposal reorients the portion of the building running east to west on the south side of Traditions Boulevard, to be relocated closer to the southern property line, creating a more traditional L-shaped building. This reorientation will allow the applicant to create a porte cochere entrance into the building and will shelter the outdoor spaces used by the residents from the noise generated by traffic on MD 50.

Condition 22 of SE-4785 required the applicant to obtain approval of architectural elevations for any building other than the independent/assisted living and memory care facilities, prior to issuance of any building permits for said building. New architecture was submitted with this application for review. The Urban Design staff showed concerns over the aesthetic appearance of the architecture. Staff expressed the concerns at the time of Subdivision and Development Review Committee (SDRC) review and recommends utilizing a different masonry material on the first floor of the building, in order to provide more architectural interest. In addition, the applicant should include green building techniques in this development, to the extent practical.

Staff finds that the proposed revisions are consistent with the standards, as set forth by Section 27-325(n). Architecture was previously conceptual. Staff would like to see additional elements, to review whether it is comparable to the conceptual design. The relocation of the building on the site orients it away from the street, and it is consistent with the overall development.

The following are requirements for approval of a special exception, with the Prince George's County Code cited in **BOLD**, followed by staff comments:

**Section 27-317 – Required findings.**

**(a) A special exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**

The purpose of this subtitle includes 15 requirements from Section 27-102 of the Zoning Ordinance. An analysis was provided for each of the 15 requirements with SE-4785. The proposed revisions to the planned retirement community remain in conformance with the requirements of this subtitle.

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

The subject application has been reviewed for conformance with the Landscape Manual, the Tree Canopy Coverage Ordinance, parking regulations, sign regulations, and APA regulations. The proposed revisions remain in conformance with the requirements and regulations with this subtitle.

- (3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**

The proposed project implements the vision and strategies of the Bowie and Vicinity Master Plan and SMA, which calls for high-quality senior citizen housing. The proposed revisions remain consistent with the master plan and applicable functional master plans.

- (4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

Based on the review contained within this report and the applicant's SOJ, including an analysis of the studies filed and set forth in the referral documents in the record, there are no adverse impacts identified with this application.

- (5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

The planned retirement community is within an area of the County designated for growth and characterized by residential development. The neighborhood will be well served by the proposed use, which will serve the needs of the retirement-age community through rental and ownership options. The development has been designed to conform to all applicable regulations, with conditions in place to offset any detrimental effects. The proposed revisions remain in conformance with this requirement.

- (6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan.**

This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there are prior tree conservation plan approvals associated with the site. As currently required for special exception applications, a Type 2 Tree Conservation Plan was submitted (TCP2-014-2017-02) with the subject application.

The woodland conservation threshold for this 83.66-acre property is 25 percent of the net tract area or 15.27 acres. The total woodland conservation requirement based on the amount of clearing proposed is 19.89 acres. This requirement is proposed to be satisfied with 4.83 acres of on-site preservation, 0.98 acre of on-site reforestation, 1.64 acres of landscape credits, and 6.08 acres of forest/habitat enhancement (typically credited at 0.25:1), and the remainder of the requirement is proposed to be met with off-site woodland conservation credits. The applicant has shown the 6.08 acres of forest/habitat enhancement at a 1:1 credit ratio. A variance for this was previously approved with SE-4785. No revisions of the limits of disturbance (LOD) are proposed with this application, so no changes to the previously approved woodland conservation is required for this application;

however, the plan has been appropriately revised to show the current layout.

- (7) **The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

A signed Natural Resources Inventory (NRI-041-08-02) was submitted with the application. The NRI was updated and approved on October 7, 2021. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the primary management area.

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 27-317(a)(7) of the Zoning Ordinance. The on-site regulated environmental features include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes. A total of 353,127 square feet (8.11 acres) of total impacts for the overall project were previously approved with SE-4785 and PPS 4-17018. Impacts were in order to install a road and utility crossing, water line loop connection, stormdrain outfalls, sewer connection, forest enhancement, removal of berms from existing farm ponds, staging areas, wetland mitigation, stream mitigation, landscaping, and minimal site grading.

The following are the requirements for approval of a special exception for a planned retirement community in the R-E Zone, with the County Code cited in **BOLD** followed by staff comments.

#### **Section 27-395 – Planned retirement community**

- (a) **A planned retirement community may be permitted, subject to the following criteria:**

- (1) **Findings for approval.**

- (A) **The District Council shall find that:**

- (i) **The proposed use will serve the needs of the retirement-aged community**

The previously approved planned retirement community was found to provide a variety of senior housing including single-family detached, single-family attached, independent multifamily, assisted living, and memory care. The wide variety of residential uses will serve the needs of the retirement-age community through rental and ownership options. The proposed revisions remain in conformance with this finding.

- (ii) **The proposed use will not adversely affect the character of the surrounding residential community; and**

Traditions at Beechfield has been laid out to blend amicably with the highway use and residential character of the surrounding community, as it incorporates a transitional land use format (i.e., from the highway to the south to detached single-family and open space to the north). The proposed revisions do not affect this finding.

- (iii) **In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.**

This is not applicable, as the subject property is located in the R-E Zone.

(2) **Site plan.**

- (A) **In addition to the requirements of Section 27-296(c), the site plan shall set forth the proposed traffic circulation patterns.**

The proposed revisions do not impair the previously approved traffic circulation patterns. Access and circulation remain acceptable.

(3) **Regulations.**

- (A) **Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.**

The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

- (B) **The subject property shall contain at least twelve (12) contiguous acres.**

The property is approximately 83.66 contiguous acres.

- (C) **The average number of dwelling units per acre shall not exceed eight (8) for the gross tract area.**

The gross tract area is approximately 83.68 acres and, when multiplied by 8, equals 669 dwelling units. A total of 491 dwelling units are proposed for the overall development, which is less than

the 669 units allowed. The building proposed in this application will have 150 units. The proposed revisions remain in conformance with this finding.

**(D) In the R-A Zone, buildings shall not exceed three (3) stories.**

This is not applicable, as the subject property is located in the R-E Zone.

**(E) In the I-3 Zone, the following shall apply:**

- (i) The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;**
- (ii) The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access to, a public street;**
- (iii) All buildings shall be set back a minimum of seventy-five (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and**
- (iv) The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.**
- (v) In the I-3 and C-O Zones, townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).**

These requirements do not apply, as the property is located in the R-E Zone.

**(F) In the I-3 and C-O Zones, townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).**

This requirement does not apply, as the property is located in the R-E Zone.

**(4) Uses.**

- (A) The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds are appropriate. These recreational facilities shall only serve the retirement community. The scope of the facilities shall reflect this fact. The Council may only**

**permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council;**

Overall recreational facilities were previously approved with SE-4785. The Prince George's County Department of Parks and Recreation (DPR) has deferred review of recreational facilities to the Urban Design Section at the time of DSP. The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

- (B) Retail commercial uses, medical uses, health care facilities, and other uses which are related to the needs of the community may be permitted.**

This is acknowledged by the applicant.

**(5) Residents' age.**

- (A) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.**

The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

**(6) Recreational facilities.**

- (A) Covenants guaranteeing the perpetual maintenance of recreational facilities, and the community's right to use the facilities, shall be submitted with the application. The covenants shall be approved by the District Council, and shall be filed in the land records at the time the subdivision plat is recorded. If the recreational facilities are to be part of a condominium development, a proposed condominium declaration showing the recreational facilities as general common elements shall be approved by the District Council, and shall be recorded (pursuant to Title II of the Real Property Article of the Annotated Code of Maryland) at the time the subplat is recorded.**

As previously stated, approval details of recreational facilities will be reviewed at the time of DSP by the Urban Design Section. The proposed revisions do not affect the findings of the previously

approved special exception. The application remains in conformance with this part.

**J. Referrals:** The following is a summary of comments generated from referrals by internal divisions and external agencies. Said referrals are incorporated by reference herein. Any outstanding plan revisions that remain are included as conditions of approval.

1. **Community Planning**—In a memorandum dated November 15, 2021 (McCray to Sievers), the Community Planning Division stated that there are no general plan or master plan issues raised by this application.
2. **Subdivision**—In a memorandum dated November 17, 2021 (Diaz-Campbell to Sievers), staff noted that with the current ROSP, the total number of dwelling units for the overall development is proposed to remain unchanged at 491, and the total number of dwelling units on Parcel 2 is proposed to remain unchanged at 150. At the time of ROSP-4785-01, the applicant stated that since there would be a reduction in the number of single-family dwellings on site, there would be a corresponding increase in the number of multifamily condominium units. Since that increase is not currently proposed with ROSP-4785-02, a future ROSP will be required for one or more of the development's other multifamily parcels, in order to evaluate the changes to the multifamily buildings which will gain new units.

The property is subject to PPS 4-17018, which was approved by the Planning Board on February 15, 2018 (PGCPB Resolution No. 18-07(C)). The PPS approved 133 lots and 23 parcels for the development of 491 dwelling units in a planned retirement community. In addition to the 491 dwelling units, the PPS also approved 60 assisted living rooms/units and 32 home care units in an elderly care facility. These 92 assisted living and elderly care units are not included in the overall dwelling unit count. The revisions proposed as part of this ROSP do not increase the lot count, parcel count, or dwelling unit count. There is also no proposed revision to the size of the elderly care facility. A new PPS is therefore not required at this time.

3. **Historic Preservation**—In a memorandum dated November 15, 2021 (Stabler to Sievers), the Historic Preservation Section stated that the proposal will not affect any historic or archeological resources. However, there are still several conditions from previous applications regarding the artifacts recovered from the Phase I and II surveys, as well as the installation of interpretive signage and fencing around the burial grounds that are still outstanding. Historic Preservation staff recommended approval of ROSP-4785-02 Traditions at Beechfield with no new conditions.
4. **Parks and Recreation**—In an email dated October 15, 2021 (Burke to Sievers), DPR stated that there are no impacts on existing parklands and that they would defer to the Urban Design Section for review of the recreational facilities at the time of DSP.
5. **Transportation**—In a memorandum dated November 23, 2021 (Masog to Sievers), the Transportation Planning Section stated that the revision proposes no changes to the circulation pattern. Access and circulation remain acceptable with the revision. From the standpoint of bicycle and pedestrian facilities, it is noted that pedestrian and bicycle issues were fully addressed during review of the original special

exception and the revision. Reorienting a single building does not raise new issues. The reoriented building plans show connecting sidewalks along all sides of the building, and this is acceptable. US 50 is a master plan freeway facility. MD 193 is a master plan arterial facility. The rights-of-way for both facilities are shown correctly, and no further right-of-way dedication is required along either facility.

6. **Environmental**—In a memorandum dated November 15, 2021 (Rea to Sievers), the Environmental Planning Section stated that based on the submitted information and, if the applicant meets the recommended conditions contained within this report, the environmental-related findings of a special exception will be met. A variance to Section 25-119(d) of the WCO was granted with SE-4785 for the granting of forest/ habitat enhancement credit at a 1:1 ratio. The required findings of Section 25-119(d) have been adequately addressed. A variance for the removal of Specimen Trees 1-6, 11-12, 50-56, 61-66, 68-70, 76-80, 83-98, and 101 were approved with SE-4785. A variance for removal of Specimen Tree 57 was approved with PPS 4-17018. No specimen trees are proposed for removal with this application. Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the LOD shown on the TCP2. The impacts for the installation of road and utility crossing, water line loop connection, stormdrain outfalls, sewer connection, forest enhancement, removal of berms from existing farm ponds, staging areas, wetland mitigation, stream mitigation, landscaping, and minimal site grading were approved with SE-4785. No new impacts are proposed with this application.
7. **Urban Design**—In a memorandum dated November 23, 2021 (Butler to Sievers), the Urban Design Section stated that the subject application remains in conformance with the requirements of the Zoning Ordinance. The Urban Design Section provided a comprehensive review of this project at time of original SE-4785 approval in 2018 and subsequent revision ROSP-47850-01 in 2021. This revision is the result of a selection of a specific multifamily builder and the addition of architecture. Given that the changes to the site layout are limited to one building, prior findings of conformance with Zoning Ordinance, Landscape Manual, and Tree Canopy Coverage Ordinance remain valid and are still governing this development. The Urban Design staff has concerns over the aesthetic appearance of the architecture. Staff expressed the concerns at the time of SDRC review and recommends utilizing a different masonry material on the first floor of the building, in order to provide more architectural interest. In addition, the applicant should include green building techniques in this development, to the extent practical. The site is located in Planning Area 71A, in accordance with current formula for recreational facilities, for an age-restrictive multifamily development of 150 dwelling units, a recreational facility package worth approximately \$113,100.00 is required to be provided for this project.
8. **Permit Review**—In a memorandum dated November 3, 2021 (Glascoe to Sievers), the Permit Review Section stated that the applicant must clearly identify the location of the ground sign. Staff acknowledges that the sign is shown on the updated site plan, however, detail callout bubbles are obscured by roadway details and is not clearly legible.



- K. Determinations:** The criteria for granting revisions to a special exception site plan are met. The subject property will serve the area as a planned retirement community, and the proposed revisions are compatible with all of the adjacent uses. Therefore, the use will not adversely affect the health, safety, or welfare of residents or workers in the area, or be detrimental to the use or development of adjacent properties or the general neighborhood, as the proposed revisions reoriented one building on Parcel 2 and updated the proposed architecture.

In an email dated November 16, 2021 (Haller to Sievers), the applicant included a proposed revision to Parcel 7, which is not the subject of this application. Parcel 7 includes a clubhouse that also contains a pool, which must have a lifeguard present when the pool is in operation. As designed, the pool is not contained by a fence, which would need to be provided temporarily during the off-season months to prevent access to the pool area. The applicant is not in support of a temporary fence. Rather, the applicant is seeking a screened-in porch and proposes to add a locking door to prevent residents from accessing the pool area when not in use. In addition, there is a fire pit proposed on the side of the porch that would also require restricted access. The applicant provides that the fire pit would only be in use when the pool is not open (during the cooler months) and would be accessed via the locking door from the screened porch. While not included in this application, review of Parcel 7 will be limited to a future Director-level ROSP.

## CONCLUSION

Based on the preceding analysis and findings, staff recommends APPROVAL of Revision of Site Plan ROSP-4785-02, subject to the following conditions:

1. Prior to certificate approval of Revision of Site Plan ROSP-4785-02, the applicant shall:
  - a. Dimension the width of the relocated cemetery access easement between the parking lot of Parcel 2 and the boundary of the abutting cemetery parcel.
  - b. Provide a recreational facility package pricing at a minimum \$113,100.
  - c. Provide information of green building techniques to be used in this project.
2. Prior to certification of the Type 2 tree conservation plan, the following note shall be placed below the Specimen Tree Table:

“This plan is in accordance with the following variances from the strict requirement of Subtitle 25 approved by the Planning Board on September 28, 2017, for the removal of the following specified trees (Section 25-122(b)(1)(G): 1-6, 11, 12, 50-56, 61-66, 68-70, 76-80, 83-98, and 101, and the variance approved by the Planning Board on March 8, 2018, for the removal of specimen tree 57.”
3. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.

4. Prior to signature approval of the Type 2 tree conservation plan, an approved stormwater concept shall be submitted. The limits of disturbance shall be consistent between the plans.
5. Prior to issuance of the first permit relying on Revision of Site Plan, ROSP-4785-02, the Final Erosion and Sediment Control Plan shall be submitted. The limits of disturbance shall be consistent between the plans.