



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

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Revision of Site Plan

ROSP-4785-03

Traditions at Beechfield – Enterprise Road

REQUEST	STAFF RECOMMENDATION
Revision of a special exception site plan to revise the layout, and to provide architecture and subsequent infrastructure on previously approved Parcels 3 through 6 (489 condominiums).	With the conditions recommended herein: <ul style="list-style-type: none">• Approval of Revision of Site Plan ROSP-4785-03• Approval of Type 2 Tree Conservation Plan TCP2-014-2017-03

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

Gross Acreage:	83.66
Zone:	RE
Prior Zone:	R-E
Dwelling Units:	489
Gross Floor Area:	N/A
Lots:	115
Parcels:	17
Planning Area:	71A
Council District:	06
Municipality:	None

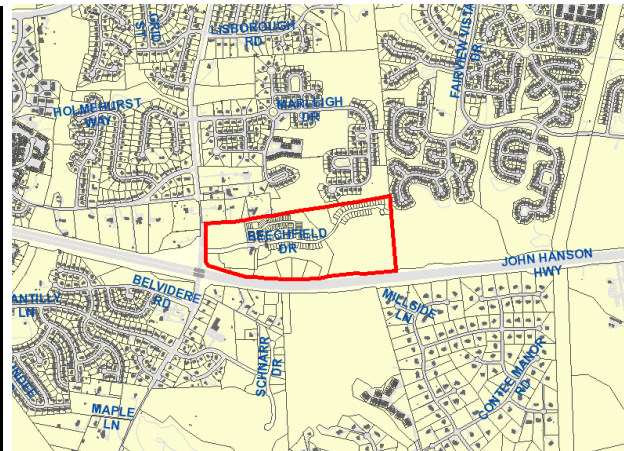
Applicant/Address:

U.S. Home, LLC
14280 Park Meadow Drive, Suite 108
Chantilly, VA 20151

Staff Reviewer: Dominique Lockhart

Phone Number: 301-952-3411

Email: Dominique.Lockhart@ppd.mncppc.org



Planning Board Date:	04/27/2023
Planning Board Action Limit:	N/A
Staff Report Date:	04/12/2023
Date Accepted:	02/21/2023
Informational Mailing:	09/27/2022
Acceptance Mailing:	01/03/2023
Sign Posting Deadline:	03/28/2023

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/.

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

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

FROM: Dominique Lockhart, Planner III, Zoning Section, Development Review Division

SUBJECT: Revision of Site Plan ROSP-4785-03
Traditions at Beechfield – Enterprise Road

REQUEST: Revision of a special exception site plan to revise the layout, and to provide
architecture and subsequent infrastructure on previously approved
Parcels 3 through 6 (489 condominiums).

RECOMMENDATION: **Approval with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on April 27, 2023. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS:

Based upon the analysis of the subject application, Zoning staff recommend the following findings:

- A. Request:** This Revision of Site Plan (ROSP-4785-03) application proposes to revise the layout, and to provide architecture and subsequent infrastructure on previously approved Parcels 3 through 6 (489 condominiums).

With ROSP-4785-03, the total number of dwelling units for the overall Traditions at Beechfield – Enterprise Road development is proposed to be reduced from 491 to 489. This change would be achieved by removing three single-family detached lots/dwellings from the east side of the overall development and adding one condominium unit. As a result, there would be 124 condominium units on Parcels 3 through 6, and 64 single-family detached dwellings within the development. The current configuration of the single-family detached lots, which wrap around the Beechfield Drive roadway and cul-de-sac, was approved with ROSP-4785-01. These lots are known as Lots 14 through 31, Block G, recorded in Plat Book ME 255 page 1. The proposed revision renumbers these lots to Lots 32 through 46. This ROSP does not increase the lot count, parcel count, or overall dwelling unit count beyond that approved with Preliminary Plan of Subdivision (PPS) 4-17018.

The proposed revision also removes a stormwater management facility that was located at the end of the cul-de-sac. The length of the cul-de-sac is being reduced by approximately 90 feet, to reduce the overall infrastructure needed to support the development. There is now a proposed trail at the end of the cul-de-sac that will connect to an existing park, to the north.

- B. Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RE (Prior R-E)	RE (Prior R-E)
Use(s)	Planned Retirement Community	Planned Retirement Community
Acreage	83.66	83.66
Parcels	17	17
Lots	118	115
Dwelling Units	491	489

- C. Location:** The subject site considered with ROSP-4785-03 is known as Parcels 3 through 6 of the Traditions at Beechfield – Enterprise Road subdivision, recorded in the Prince George’s County Land Records in Plat Book ME 254 page 95, and Plat Book ME 255 page 2. The total area of the four parcels is 7.78 acres. The property is zoned Residential Estate (RE) under the current Zoning Ordinance; however, this application is being reviewed pursuant to the prior Zoning Ordinance and prior Residential-Estate (R-E) zoning of the subject property.

- D. Surrounding Uses:** The general 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 and their current respective zoning designations are, as follows:

North—	Single-family detached homes in the Residential Estate (RE) Zone; undeveloped open space owned by Marleigh Community Association, Inc. in the Legacy Comprehensive Design (LCD) Zone, and M-NCPPC owned Marleigh Park in the Agriculture and Preservation (AG) Zone
East—	Single-family detached homes and undeveloped open space owned by Fairwood Community Association, Inc. in the Legacy Mixed-Use Community (LMXC) Zone.
South—	US 50 (John Hanson Highway) and single-family detached dwellings in the Agricultural-Residential (AR) Zone
West—	MD 556 (Enterprise Road) and single-family detached dwellings in the Residential, Rural (RR) Zone.

- E. Previous Approvals:** On July 15, 2018, the Prince George’s County District Council approved a planned retirement community with multifamily, townhomes, and single-family detached units, and an elder care facility, through Special Exception SE-4785.

The following revisions to SE-4785 have been approved:

ROSP-4785-01 (Resolution No. 2021-96) approved a reduction in the number of single-family residential lots after a cemetery was discovered on the site.

ROSP-4785-02 (Resolution No. 2021-151) approved a revised site layout for the multifamily building on Parcel 2 of the development.

ROSP-4785-04 was approved as a Planning Director level application, with modifications to the clubhouse architecture, parking lot, and sidewalk layout located on Parcel 7.

ROSP-4785-05 was filed concurrently with the subject ROSP and is still under review as a Planning Director level application. ROSP-4785-05 proposes modifications to the infrastructure needed to support the multifamily condominium development on Parcels 3 through 6.

The property is subject to PPS 4-17018, which was approved by the Prince George’s County Planning Board on February 15, 2018 (PGCPB Resolution No. 18-07(C)). Pursuant to Section 24-4503(a)(1) of the Prince George’s County Subdivision Regulations, the site has a certificate of adequacy associated with PPS 4-17018, effective April 1, 2022, which is valid for 12 years. The PPS approved 133 lots and 23 parcels for 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 home care units are not included in the overall dwelling unit count. PPS 4-17018 was approved, subject to 19 conditions.

COMPLIANCE WITH EVALUATION CRITERIA

- F. Prior Prince George's County Zoning Ordinance:** The criteria for approval of minor changes to a special exception site plan is set forth in Section 27-325(b), which states the following:

(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.**

There will be no increase in the gross floor area of a building, or in land area covered by a structure other than a building. The parking, loading, and landscaped areas will also not be redesigned. The subject application proposes to remove three single-family detached lots and add one condominium unit. The total number of development units will decrease from 491 to 489.

- (2) The Planning Board is further authorized to approve the minor changes described in (d) and later subsections below.**

This application is further subject to Section 27-325(n)(1), which pertains to changes to planned retirement community site plans, as follows:

(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.**

The revisions proposed fall within Section 27-325(n)(1)(B) and (C).

The subject application is to provide architecture and subsequent infrastructure to Parcels 3 through 6. In addition, this application increases the total number of condominium units by one and eliminates three single-family detached lots. The cul-de-sac at the end of Beechfield Drive will be shortened by approximately 90 feet, to reduce the overall infrastructure needed to support the development.

Architectural elevations for the condominium buildings were submitted by the applicant. The materials are composed of brick veneer, horizontal siding, and vertical siding. The color palette consists of neutral greys and white tones. The front and rear of the buildings will contain balconies throughout the top three floors. The rear of the buildings encompasses individual car garages. In addition, the proposed architecture for the condominium buildings is consistent with the architecture approved for the multifamily buildings in ROSP-4785-01.

(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, per Section 27-325(b) noted above. Section 27-325(a) describes the procedure to submit an application for minor changes to an approved special exception site plan. The application submittal provided by the applicant satisfies that criteria.

- G. Parking Regulations:** The applicant has revised the parking and loading schedule on the special exception site plan to reflect the removal of three single-family detached lots and the addition of one condominium unit.

In accordance with the parking and loading regulations contained in Section 27-568 of the Zoning Ordinance, there are 510 parking spaces required for the entire Traditions at Beechfield – Enterprise Road development. The special exception site plan shows that a total of 990 parking spaces will be provided.

- H. 2010 Prince George’s County Landscape Manual:** The subject application remains in conformance with the prior findings of the Landscape Manual. No changes are proposed to the landscape plan with this revision.

I. **Prince George's County Tree Canopy Coverage Ordinance:** Development of this site is subject to the tree canopy coverage requirements. The Type 2 tree conservation plan (TCP2) submitted with the subject application shows that approximately 4.83 acres of woodland will be preserved. In addition, 0.98 acre of afforestation, 1.64 acres of landscape credits, and 6.08 acres of forest enhancement will occur on-site. The Prince George's County Department of Public Works and Transportation will review street tree planting requirements.

J. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** This site is subject to the provisions of the Woodland Conservation Ordinance because there are prior TCP approvals associated with the site. As currently required for special exception applications, TCP2-014-2017-03 was submitted with the subject application.

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. The remainder of the requirement is proposed to be met with off-site woodland conservation credits.

K. **Signage:** A sign package was not submitted with this application. Signage details were evaluated and included in the original SE-4785 and subsequent revisions. Any additional proposed signage will be evaluated at the time of permitting, for conformance with sign regulations.

L. **Referral Comments:** The following referrals were received and are incorporated herein by reference. All the comments are addressed on the site plan, or as part of this technical staff report:

1. **Historic Preservation**—In a memorandum dated February 27, 2023 (Chisholm to Lockhart), the Historic Preservation Section evaluated the site and determined that this revision 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, which are still outstanding.
2. **Permit Review**—In a memorandum dated February 28, 2023 (Glascoe to Lockhart), the Permit Review section had no comments on the subject application.
3. **Community Planning**—In a memorandum dated March 22, 2023 (Sams to Lockhart), the Community Planning Division found that, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* retained the subject property in the R-E Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-E Zone to the RE Zone, effective April 1, 2022.

4. **Subdivision Section**—In a memorandum dated March 27, 2023 (Heath to Lockhart), the Subdivision Section evaluated the subject application, and noted that this ROSP does not increase the lot count, parcel count, or overall dwelling unit count beyond that approved with PPS 4-17018, so a new PPS is not required at this time. However, a new final plat will be required following approval for the changes to the single-family detached lot layout, known as Lots 14–31 Block G, and Parcels G and H.
5. **Environmental Planning**—In a memorandum dated March 27, 2023 (Rea to Lockhart), the Environmental Planning Section provided an analysis of the subject application.

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 a 100-year floodplain, wetlands, streams, and steep slopes that comprise the primary management area.

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). The remainder of the requirement is proposed to be met with off-site woodland conservation credits.

Based on the level of design information available at the present time, the regulated environmental features on the subject property were preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the TCP2. No new impacts are proposed with this application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning Section recommends that the Planning Board adopt the findings of this report and APPROVE Revision of Site Plan ROSP-4785-03 and Type 2 Tree Conservation Plan TCP2-014-2017-03, for Traditions at Beechfield – Enterprise Road, subject to the following conditions:

1. Prior to certification, the site plan shall be revised to provide a 300-foot lot depth dimension along lots adjacent to US 50 (John Hanson Highway).
2. Prior to signature approval of the Type 2 tree conservation plan (TCP2), an approved revised stormwater concept plan shall be submitted that is consistent with the layout shown on the TCP2 and the special exception site plan.
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 were complied with, and associated mitigation plans.
4. Prior to issuance of the first permit relying on this Revision of Site Plan (ROSP-4785-03),

the final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.

5. Prior to issuance of a building permit, a retaining wall design package, including plans, drawings, calculations, internal/external/global stability analysis, etc. shall be submitted to and reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement, for the retaining wall behind Lots 36 through 42.