



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Specific Design Plan

SDP-0001/12

Application	General Data	
Project Name: Beech Tree, Architecture Location: West side of Robert Crain Highway (US 301), south of Leeland Road Applicant/Address: VOP, L.P. 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Staff Report Date:	09/21/09
	Date Accepted:	08/03/09
	Planning Board Action Limit:	10/10/09
	Plan Acreage:	1212.06
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13

Purpose of Application	Notice Dates	
Adding two Ryan Homes architectural models to the architectural umbrella.	Informational Mailing:	06/16/09
	Acceptance Mailing:	07/31/09
	Sign Posting Deadline:	09/08/09

Staff Recommendation		Staff Reviewer: Sherri Moseley	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0001/12
Beech Tree, Umbrella Architecture

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, as described in the recommendation section of this report.

EVALUATION

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

- a. Zoning Map Amendment A-9763-C.
- b. Comprehensive Design Plan CDP-9706.
- c. Umbrella Specific Design Plan SDP-0001 for architecture.
- d. 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 (Residential Suburban Development) Zone.

FINDINGS

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

1. **Request:** The subject application is a request for approval of two additional single-family detached architectural models to be available for construction throughout the Beech Tree development.

2. **Development Data Summary**

	Existing	Proposed
Zones	R-S	R-S
Uses	Vacant/Single-family detached and attached	Single-family detached and attached
Acreage	1,212.06	1,212.06

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.

4. **Surrounding Uses:** The Beech Tree development, as a whole, is bounded on the north by Leeland Road; on the east by Robert Crain Highway (US 301); and on the south and west 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 was rezoned from the R-A Zone to the R-S Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units. Zoning Map Amendment 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, 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 Subdivision were approved: 4-98063 for the golf course; 4-99026 for 458 lots and 24 parcels; and 4-00010 for 1,653 lots and 46 parcels.

Two specific design plans for the entire site have also been approved for the 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. SDP-0001 has been revised eleven times. In addition to this application, the 13th revision to SDP-0001 is currently under review. In addition, there are another 18 approved specific design plans for various sections of the Beech Tree development.

6. **Design Features:** The subject application proposes to add two Ryan Homes models to the approved architecture for the Beech Tree development. If approved, the proposed models would be available for construction within the various sections of Beech Tree that have been previously approved for single-family detached residential homes. The following Ryan Homes models are proposed:

Model	Elevations	Base Square Footage
Savoy	A-C & E	2,509
Yorkshire	A-D & F-H	2,508

The proposed house types feature architectural styling comparable to models previously approved in the Beech Tree development. Both models exceed the base square footage of the smallest unit approved with the original architectural umbrella application, SDP-0001 which was 2,485 square feet. Both units feature varied roof lines, high-quality detailing such as brick jack arch and keystone treatments above windows, and front entries defined with pilasters. Many units feature multiple optional side elevation features, specialty windows and/or front porches.

Several revisions to the proposed architectural elevations are recommended to ensure that the proposed models meet the high-quality architectural standards expected for development within Beech Tree. Brick or stone water tables are commonly featured on side and rear elevations within Beech Tree. Therefore, a brick or stone water table should be shown as an optional feature on all side and rear elevations. In addition, all proposed chimneys should be clad with brick or stone, and architectural shingles should be standard on all roofs. A minimum of two standard architectural features should be shown on all side elevations and a minimum of three such features should be shown on all highly visible side elevations. Brick or stone should also be wrapped on all front elevation projections to create a cohesive aesthetic.

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-C, the following are applicable to the review of this SDP:

Condition 14. Housing prices in 1989 dollars shall not be lower than the ranges of:

Single-Family Detached:	\$225,000-500,000+
Single-Family Attached:	\$150,000-200,000+
Multifamily dwellings:	\$125,000-150,000+

Since these figures reflect 1989 dollars, construction after 1989 requires that the District Council review and approve dollar amounts for construction to be constructed at any later year. These dollar amounts shall be reflective of the dollars for the year in which the construction occurs.

Comment: This condition was carried forward in modified form in Condition 15 of Comprehensive Design Plan CDP-9706. The applicable portion of the above condition has been carried forward as a recommended condition of approval of this SDP to be enforced at the time of the issuance of each building permit.

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

Comment: The District Council will be reviewing the subject specific design plan.

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 Robert Crain Highway (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 has been built in the Eastern Branch stream valley and is a central focal point of the golf course and of the development as a whole. The comprehensive design plan for Beech Tree also includes a club house for the golf course, and will eventually include 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 (BOE) for a middle school site, and a 17-acre site for an elementary school. These amenities have either been the subject of previously approved specific design plans or will be the subject of future specific design plans.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions, of which the following are applicable to the subject specific design plan and warrant discussion as follows:

- 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: A condition has been incorporated in the recommendation section of this report, which would require the applicant to update the cover sheet prior to certification of the specific design plan.

- 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 addition of two models to the approved architecture for the development will have no effect on findings of conformance to the stormwater management concept plan, which have been made in conjunction with specific design plans for specific sections of the development.

- 14. Prior to approval of each Specific Design Plan for residential use, the applicant shall demonstrate to the satisfaction of the Planning Board and the District Council that prices of proposed dwelling units will not be lower than the following ranges (in 1989 dollars):**

Single-Family Detached:	\$225,000-500,000+
Single-Family Attached:	\$150,000-200,000+
Multifamily dwellings:	\$125,000-150,000+

In order to ensure that the prices of proposed dwelling units are reflective of dollar values for the year in which the construction occurs, each Specific Design Plan shall include a condition requiring that, prior to approval of each building permit for a dwelling unit, the applicant shall again demonstrate that the price of the dwelling unit will not be lower than the ranges above (in 1989 dollars).

Comment: See Finding 7 above for discussion of this requirement.

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

Comment: The District Council will be reviewing the subject specific design plan.

9. **Umbrella Specific Design Plan SDP-0001 for Architecture:** SDP-0001 is an umbrella specific design plan for architecture for the entire Beech Tree development. The SDP was approved by the Planning Board on June 8, 2000, subject to three conditions. 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. The architectural models approved with SDP-0001 range in size from 2,485 to 5,096 square feet. The architectural models proposed with this application are 2,508 and 2,509 square feet in size. Since the approval of Specific Design Plan SDP-0001, eleven revisions to the original approval have been approved. Of the three conditions attached to the approval of SDP-0001, the following is applicable to the review of this specific design plan and warrants discussion as follows:

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

Comment: This condition remains valid and has been carried forward as a recommended condition of approval of this specific design plan.

10. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:

- a. The proposed addition of two architectural models will have no effect on the findings of previously approved specific design plans regarding conformance with the requirements of the R-S Zone as stated in Sections 27-511, 27-512, 27-513, and 27-514 with regards to permitted uses and other regulations such as general standards and minimum size of property.

- b. 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, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulation set forth in Section 27-480(d) and (e);**

Comment: As stated in Findings 8 above and 14 below, the proposed specific design plan conforms to the approved comprehensive design plan. The proposed addition of two architectural models will not have any effect on previously approved specific design plans' conformance to the applicable standards of the *Prince George's County Landscape Manual*.

- (2) **The development will be adequately served within a reasonable**

period of time with existing or programmed public facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.

Comment: Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plans of subdivision and subsequent specific design plans. The addition of two architectural models will have no effect on previous findings of adequacy made in conjunction with the preliminary plans of subdivision and specific design plans.

(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; and

Comment: The addition of two architectural models will have no effect on findings that adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties, which have been made with each previously approved SDP for specific land areas.

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

Comment: Findings of conformance with the tree conservation plan have been made in conjunction with the previously approved specific design plans. The addition of two architectural models to the umbrella for the project will have no effect on the previously made findings of conformance.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0001/12 for Beech Tree, Architecture, subject to the following conditions:

1. Prior to certification of the specific design plan, the applicant and the applicant's heirs, successors, and/or assignees shall:
 - a. 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.
 - b. Revise the plans to indicate that brick or stone (depending on the primary finish material of the front façade) will be wrapped on all front façade projections.
 - c. Revise the plans to indicate that all chimneys will be clad with brick or stone.
 - d. Revise the plans to indicate that architectural shingles will be standard on all roofs where standing seam metal is not proposed.

- e. Revise the plans to indicate that a brick or stone water table will be an optional feature on all side and rear elevations.
 - f. Revise the plans to show a minimum of two standard architectural features, such as windows, doors, or fireplace chimneys, arranged in a reasonably balanced design on all side elevations and a minimum of three such features on all highly visible side elevations.
2. Prior to approval of each building permit for a dwelling unit, the applicant shall demonstrate to the satisfaction of the Urban Design Section that prices of proposed dwelling units will not be lower than the following range (in 1989 dollars):
- Single-Family Detached: \$225,000–500,000+
3. 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.