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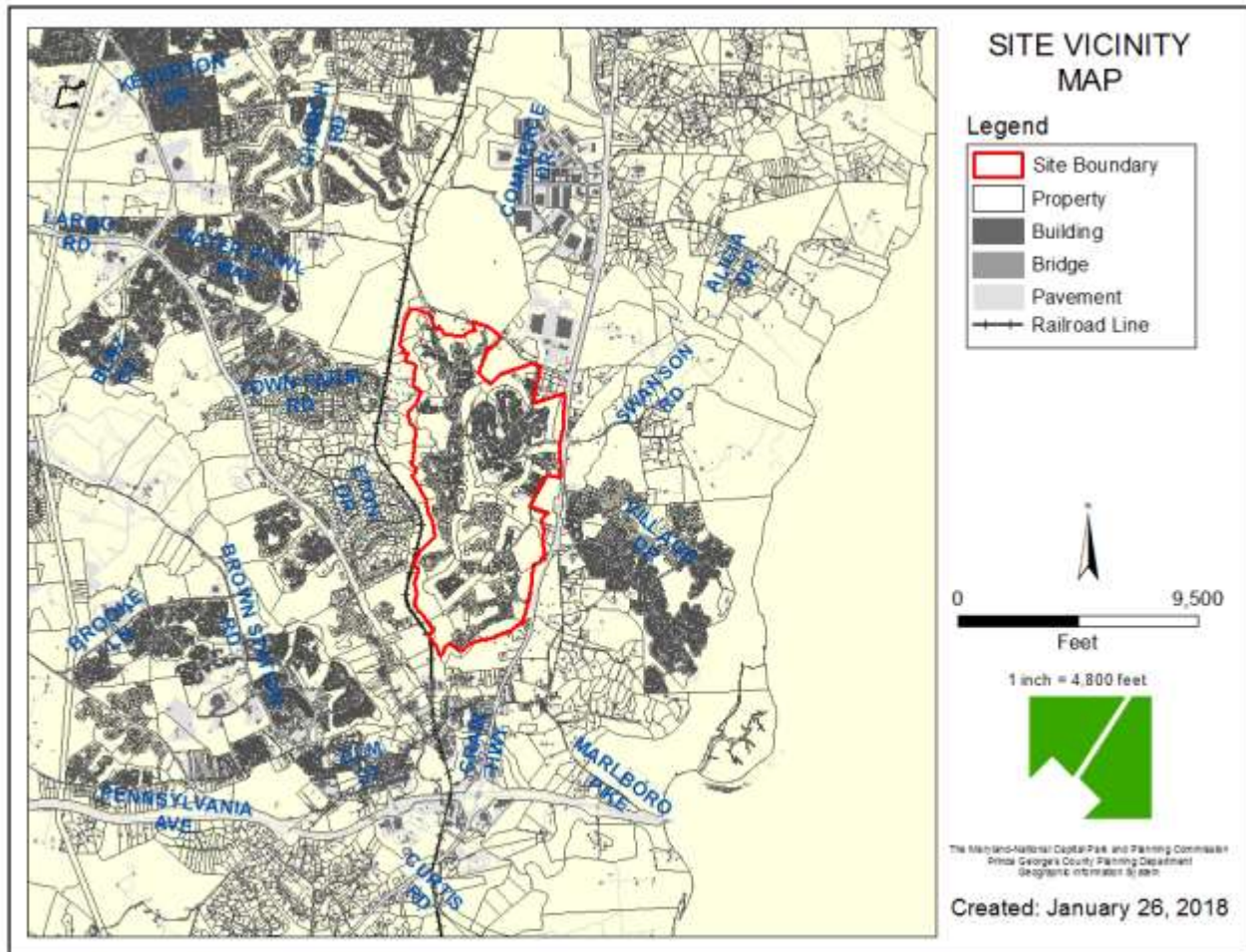
## Specific Design Plan

**SDP-0315-09**

Application	General Data	
<b>Project Name:</b> Beech Tree, East Village, Sections 4 and 5  <b>Location:</b> West side of US 301 (Robert S. Crain Highway), south of Leeland Road.  <b>Applicant/Address:</b> VOB Limited Partnership 8245 Boone Boulevard, Suite 550 Vienna, VA 22182	Planning Board Hearing Date:	06/07/18
	Staff Report Date:	05/29/18
	Date Accepted:	04/23/18
	Planning Board Action Limit:	07/02/18
	Plan Acreage:	23.35
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	79
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13

Purpose of Application	Notice Dates	
Add a new townhouse architectural model, the Haverford Homes Coltrane model.	Informational Mailing:	03/20/18
	Acceptance Mailing:	04/20/18
	Sign Posting Deadline:	05/07/18

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Ras Tafari Cannady II <b>Phone Number:</b> 301-952-3411 <b>Email:</b> Ras.Cannady@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
	X		



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0315-09  
Beech Tree, East Village, Sections 4 and 5

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 amendment to a specific design plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment A-9763-C;
- b. The requirements of the Prince George's County Zoning Ordinance, specifically,
  - (1) Section 27-511 governing development in the Residential Suburban Development (R-S) Zone;
  - (2) Section 27-528(a) regarding the required findings for specific design plans;
- c. The requirements of Comprehensive Design Plan CDP-9706;
- d. The requirements of Preliminary Plan of Subdivision 4-00010;
- e. The requirements of Specific Design Plan SDP-0315 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

## FINDINGS

Based upon the evaluation and analysis of the subject amendment to a specific design plan, the Urban Design Section recommends the following findings:

1. **Request:** This amendment to a specific design plan (SDP) requests approval to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 4 and 5 of Beech Tree, in the Residential Suburban Development (R-S) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-S	R-S
Uses	Single-family attached	Single-family attached
Acreage (in the subject SDP)	23.35	23.35
Lots	146	146

3. **Location:** The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0315, East Village, Section 4, is located on the north side of Beech Tree Parkway and on the east and west sides of Moores Plains Boulevard. East Village, Section 5, is located on the south side of Beech Tree Parkway, just east of the recreation center.
4. **Surrounding Uses:** The Beech Tree development, as a whole, is bounded on the north by Leeland Road, on the east by US 301, and on the south and west by residential properties zoned Residential-Agricultural (R-A), Residential-Estate (R-E), and Mixed Use-Transportation Oriented (M-X-T). The area covered by SDP-0315-09 is surrounded by single-family residential lots in the Beech Tree development, the golf course, and a recreation facility.
5. **Previous Approvals:** The overall site is known as Beech Tree, which was rezoned by the Prince George's County District Council on October 9, 1989 (Zoning Ordinance No. 61-1989) 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, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 was approved by the District Council for the entire Beech Tree development, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision (PPS) were reviewed and approved. Only Preliminary Plan of Subdivision 4-00010, approved by the Prince George's County Planning Board on July 6, 2000 and formalized in PGCPB Resolution No. 00-127, is relevant to the subject property.

Two SDPs 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, which has been revised 13 times.

The original SDP-0315, for a total of 39 single-family attached lots, was approved by the District Council on May 14, 2004, subject to eight conditions. Specific Design Plan SDP-0315-01, for the addition of two new townhouse models, the Armstrong and the Ellington, was approved by the Planning Director on January 10, 2006. Specific Design Plan SDP-0315-02, for the addition of

two new townhouse models, the Jameson and the Peterson, was approved by the Planning Director on November 27, 2006. Specific Design Plan SDP-0315-04, for a total of 107 single-family attached lots in East Village, Sections 4 and 5, with the addition of 11.90 acres, was approved by the District Council on April 1, 2014. Specific Design Plan SDP 0315-05, for the addition of a new townhouse model, the Armstrong, was approved by the Planning Director on October 15, 2015. Specific Design Plan SDP-0315-06, to address Marlboro clay on-site, was approved by the Planning Director on September 16, 2016. Specific Design Plan SDP-0315-07, for the addition of two new townhouse models, the McPherson and the Easton, was approved by the Planning Director on April 17, 2017. Specific Design Plan SDP-0315-08, for the addition of a new townhouse model, the Royal, was approved by the Planning Director on March 22, 2017.

6. **Design Features:** This SDP proposes to add a new Haverford Homes townhouse model, the Coltrane, to the approved architecture for Sections 4 and 5 of the overall Beech Tree development.

The proposed Coltrane townhouse model is a three-story, maximum 44-foot-high, 24-foot-wide unit with a base square footage of 2,508.38 square feet. It offers three different front elevations, all of which have a front-loaded two-car garage. The Coltrane model has two options; a front entry door, or a side entry door on the lowest level. All three elevations include standard full-brick fronts. The units feature gabled and varied dormer features and high-quality detailing such as enhanced trim, keystone treatments above windows, and paneled shutters. The side elevations include three architectural features, which create visual interest. The first elevation is improved with three-by-three pane windows with a decorative brick veneer. This elevation also has a pilaster door frame above the brick stoop and decorative brick work above the carriage-style garage door.

The second elevation is improved with a two-by-two pane window, roof with standard asphalt shingles or optional standing seam metal roofing, and brick archways above all windows. This elevation provides brick veneer from the first to the third floor, with pilasters surrounding the doorway.

The third elevation is improved with a reverse gable and standing seam metal roofing on the second-floor decorative window. The doorway is surrounded by pilasters, with a brick stoop.

Pursuant to prior approvals, 60 percent of the single-family attached units must be built with a full brick or other masonry façade. A tracking chart is included on the plan, as required by a previous approval, to track this relative to all lots.

Another prior condition requires that three architectural features be included on the highly-visible side elevations. As a minimum of three architectural features are provided on all side elevations of the Coltrane model, any of the models may be utilized in the highly-visible locations. The lots which have to comply with this requirement are noted on the SDP cover sheet.

## 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 condition is applicable to the review of this SDP:

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

The case will be sent to the District Council for review.

8. **Comprehensive Design Plan CDP-9706:** Comprehensive Design Plan CDP-9706 for the entire Beech Tree development was approved by the Planning Board on February 26, 1998. Subsequently, on July 14, 1998, CDP-9706 was approved by the District Council, subject to 49 conditions. The following conditions of the CDP approval are applicable to the subject SDP and warrant discussion:

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.**

The cover sheet of the SDP contains an overall plan of the Beech Tree project on which is shown phase or section numbers and a chart of approved or submitted SDP numbers.

14. **Pursuant to the conditions imposed by the Prince George's District Council on Zoning Application No. A-9763-C, prior to approval of each Specific Design Plan for residential uses, 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):**

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

**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).**

This condition has been carried forward as a condition of approval of this application.

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

This case will be transmitted to the District Council for review.

- 24. 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.**

A note requiring such has been included on the subject SDP.

9. **Preliminary Plan of Subdivision 4-00010:** The relevant Preliminary Plan of Subdivision, 4-00010, was approved by the Planning Board on July 6, 2000, subject to 30 conditions. None of the conditions of the PPS approval are applicable to the subject SDP.
10. **Specific Design Plan SDP-0315 and its amendments:** Specific Design Plan SDP-0315 is the initial approval of this SDP. The SDP was approved by the District Council on May 4, 2004, subject to eight conditions. Specific Design Plan SDP-0315-04 was approved by the District Council on April 1, 2014, subject to six conditions. The following conditions of the SDP-0315-04 approval are relevant to the subject application:

**1. Prior to certification of the specific design plan (SDP), the applicant shall:**

- u. Revise the elevations to demonstrate that the first story of the front and side elevations will be brick or masonry on all single-family attached units.**

All three architectural elevations proposed in the subject SDP amendment include brick on the first story of the front and side elevations.

- v. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):**

**(1) Four dwelling units in any building group containing five or six units; or**

**(2) Three dwelling units in any building group containing four units; or**

**(3) Two dwelling units in any building group containing three units.**

All three architectural elevations proposed in the subject SDP amendment include dormer windows or reverse gable.

- w. At a minimum, the following townhouse lots shall be considered highly-visible and shall have side entry units: Block Y, Lots 1, 3, 4, 7, and 9; Block R, Lots 27, 28, 30, 31, and 42; and Block Z, Lots 1, 5, 10, 11, 16, 24, 65, and 72.**

In accordance with this subcondition, all three proposed elevations offer a side entry option for use on the specified lots.

- x. All garage doors shall have a carriage-style appearance.**

All three elevations of the proposed Coltrane model have a carriage-style garage door.

- y. At least the following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco.**

- (1) **Four dwelling units in any building group containing five or six units.**
- (2) **Three dwelling units in any building group containing four units.**
- (3) **Two dwelling units in any building group containing three units.**

In accordance with this subcondition, all three elevations have a full front façade (excluding gables, windows, trim, and doors) constructed of brick.

**z. Every side elevation which is highly visible from the public street shall display significant architectural features as provided in one of the following options:**

- (a) **Full brick, stone, stucco, or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or**
- (b) **Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.**

In accordance with this subcondition, the highly-visible elevations are designed with a full-brick veneer and a minimum of eight windows.

**11. The following lots shall only be developed with the Norwood, Lismore, Jameson, Peterson, Armstrong or Ellington architectural models:**

**Block R, Lots 1, 3, 4, 6, 7, 9, 27, 28, 30, 31, 43;  
Block Z, Lots 1, 10, and 65**

This condition will remain applicable.

**12. All garage doors shall have a style, dark color and appearance similar to the majority of garage doors on townhouses in other sections of Beech Tree.**

The associated architectural rendering for the subject SDP shows the garage doors painted white. Conformance to this condition is required and will be reviewed at the time of permitting.

**13. All required decks shall contain a minimum area of 200 square feet.**

The required decks for all three elevations contain a minimum area of 200 square feet.

**11. Prince George's County Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance, as follows:

- a. The subject SDP is consistent with Sections 27-508, 27-509, 27-511, 27-528, and 27-530 of the Zoning Ordinance governing development in the R-S Zone.



b. Section 27-528 requires the following findings for approval of an SDP:

(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...;**

The SDP has been previously evaluated for conformance with approved Comprehensive Design Plan CDP-9706, as discussed above in Finding 8. The proposed addition of a townhouse model does not alter the previously made findings of conformance with the CDP that were made at the time of previous approvals. Therefore, it may be said that the plan conforms to the approved CDPs. As detailed in Finding 12 below, the subject revision application does not affect previous findings of conformance to the applicable standards of the 2010 *Prince George's County Landscape Manual* (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....;**

Findings for adequate public facilities including fire, rescue, police, and transportation were made in conjunction with the PPS and subsequent SDPs. The subject amendment will have no effect on the previous findings of adequacy made in conjunction with those 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;**

The subject application's revision to architecture will not cause any additional adverse effects on either the subject property or adjacent properties.

(4) **The plan is in conformance with an approved Type 2 Tree Conservation Plan; and**

The addition of a townhouse model to the approved architecture for the project will not affect prior findings of conformance with approved Type II Tree Conservation Plan TCP II-037-13. Therefore, it may be said that the plan is in conformance with an approved Type 2 tree conservation plan, in accordance with this requirement.

(5) **The plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

SDPs including grading, development, and tree conservation have been approved previously and contain findings regarding regulated environmental features. The subject amendment will have no impact on regulated environmental features or on the preservation of those features.

12. **2010 Prince George's County Landscape Manual:** The approval of an architectural model has no impact on the previous findings of conformance to the Landscape Manual made in conjunction with the approval of previous SDPs for the subject property.
13. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance:** The approval of an architectural model has no impact on the previous findings of compliance with the Woodland and Wildlife Habitat Conservation Ordinance made in conjunction with the approval of previous SDPs for the subject property.
14. **Prince George's County Tree Canopy Coverage Ordinance:** The approval of an architectural model has no impact on the previous findings of compliance with the requirements of the Tree Canopy Coverage Ordinance made in conjunction with the approval of previous SDPs for the subject property.
15. **Referral Comment:** The subject application was only referred to the following agencies, as it involves only architectural issues and no other improvements or impacts:
  - a. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from DPIE.
  - b. **Community Planning**—At the time of the writing of this technical staff report, staff did not receive comment regarding the subject project from the Community Planning Division.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0315-09 for Beech Tree, East Village, Sections 4 and 5, subject to the following conditions:

1. All architectural conditions in the Prince George's County District Council's approval of Specific Design Plan SDP-0315-04 apply to the subject Haverford Homes Coltrane model.
2. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section, as designee of the Planning Board, that the prices of the proposed townhouse dwelling units will not be lower than the following range (in 1989 dollars):

Single-Family Attached:                \$150,000–200,000+

3. Prior to approval of each building permit for a dwelling unit, the applicant shall demonstrate that the price of the dwelling unit will not be lower than the following range (in 1989 dollars):

Single-Family Attached:                \$150,000–200,000+