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Specific Design Plan

SDP-0406/03

Application	General Data
Project Name: BEECH TREE , NORTH VILLAGE, SECTIONS 1, 2 and 3 Location: WEST SIDE OF US 301, SOUTH OF THE INTERSECTION OF LEELAND ROAD AND US 301 Applicant/Address: VOB LIMITED PARTNERSHIP TYSONS OFFICE CENTER 8133 LEESBURG PIKE, SUITE 300 VIENNA,VA 22182	Date Accepted: 11/20/2007
	Planning Board Action Limit: N/A
	Plan Acreage: 50.25
	Zone: R-S
	Dwelling Units: 173
	Gross Floor Area: NA
	Planning Area: 79
	Tier: Developing
	Council District: 6
	Municipality: N/A
	200-Scale Base Map: 204SE13

Purpose of Application	Notice Dates
ADDITION OF 5 SINGLE-FAMILY DETACHED HOME SITES TO A PREVIOUSLY APPROVED SDP	Adjoining Property Owners Previous Parties of Record Registered Associations: 10/19/2007 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 02/19/2008

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
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-0406/03, Beech Tree, North Village, Sections 1, 2, and 3
Type II Tree Conservation Plan TCPII/49/98-16

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 was reviewed and evaluated for compliance with the following criteria:

- a. Zoning Map Amendment A-9763-C.
- b. Comprehensive Design Plan CDP-9706.
- c. Preliminary Plan of Subdivision 4-00010.
- d. Special Purpose Specific Design Plan SDP-9905 for Community Character.
- e. Infrastructure Specific Design Plan SDP-9907.
- f. Umbrella Specific Design Plan SDP-0001 for Architecture.
- g. The requirements of the Zoning Ordinance, specifically,
 - Sections 27-511, 27-512, 27-513, and 27-514 of the Zoning Ordinance governing development in the R-S Zone.
- h. The requirements of the *Landscape Manual*.
- i. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- j. Referral comments

FINDINGS

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

1. **Request:** The subject application is for addition of five single-family detached lots to the previously approved specific design plan consisting of a total of 168 single-family detached and single-family attached lots in the R-S Zone. The total number of dwelling units for that part of the Beech Tree Development after the approval of this SDP will be 173.

2. **Development Data Summary:**

Zones	Existing R-S	Proposed R-S
Uses	Vacant	Single-family detached and attached
Acreage (in the subject SDP)	50.25	50.25
Lots	-	173
Of which NV Section 1	-	56
NV Section 2	-	79 (60 townhouse units)
NV Section 3	-	38

3. **Location:** The subject site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by SDP-0406, North Village, Sections 1, 2 and 3, is in the north-central area of the Beech Tree development and is located around the T-intersection of Beech Tree Parkway and Lake Forest Drive. Section 1 is located east of Lake Forest Drive and south of Beech Tree Parkway. Sections 2 and 3 are located west of Lake Forest Drive and north of Beech Tree Parkway. The proposed five additional lots are located within Section 2.

4. **Surroundings and Use:** The five lots included in this SDP are located in three locations in Section 2, North Village. One lot is bounded on the south by the right-of-way of Nancy Gibbons Terrace; on the west and north by the homeowner association's (HOA) open space; and on the east by one single-family detached lot in the same section. The three-lot group is bounded on the west and south by the rights-of-way of Lake Forest Drive and Beech Tree Parkway; on the east by the right-of-way of Beech Orchard Lane and single-family detached lots in the same section, and on the north by HOA's open space. The last lot is bounded on its west and south sides by the rights-of-way of Beech Orchard Lane and Beech Tree Parkway respectively; on the north by one single-family detached house in the same section, and on the east by the Beech Tree Golf Course property.

The Beech Tree development, as a whole, is bounded on the north by Leeland Road, on the east by Robert Crain Highway (US 301); on the south and west by various residential zones (including R-A, Residential-Agricultural; R-E, Residential-Estate; and R-U, Residential Urban Development) properties.

5. **Previous Approvals:** The development where the five additional single-family detached lots are located is part of a larger project with a gross residential acreage of 1,194 known as Beech Tree, which was rezoned from R-A Zone to R-S (2.7-3.5) Zone through Zoning Map Amendments A-9763 and A-9763-C, for 1,765 to 2,869 dwelling units. A-9763-C was approved (Zoning Ordinance No. 61-1989) by the District Council on October 9, 1989, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 for the entire Beech Tree development was approved by the District Council, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivisions have been approved. They are 4-98063 for the golf course; 4-99026 for 458 lots and 24 parcels (PGCPB Resolution No. 99-154); and 4-00010 (PGCPB Resolution No. 00-127) for 1,653 lots and 46 parcels.

Two specific design plans for the entire site have also been approved for Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-

0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for architecture for the entire Beech Tree development. So far, SDP-0001 has been revised two times and a third revision is currently under review. In addition, there are another 19 approved specific design plans for the Beech Tree development. They are **SDP-9803** for the golf course; Infrastructure **SDP-9907** for the East Village for 130 single-family residential lots; Infrastructure **SDP-9908** for extending the sewer line from the East Village area to Parcel G; **SDP-0111** for the East Village, Phase II, Section I, for 129 single-family residential lots; **SDP-0112** for the East Village, Phase II, Section II, for 49 single-family residential lots; **SDP-0113** for the South Village, Phase I, Sections 1, 2, and 3 for 93 single-family residential lots; **SDP-0314** for 46 townhouse units on 7.3 acres of land known as East Village Section 10; **SDP-0315** for 39 townhouse units on 11 acres of land known as East Village Section 4; **SDP-0316** for East Village, Section 9, for 49 single-family detached residential lots; **SDP-0406** for North Village, Sections 1,2 and 3, for 106 single-family detached residential lots and 60 townhouse units; **SDP-0409** for North Village, Sections 4 and 5, for 65 single-family detached residential lots; **SDP-0410** for North Village, Section 6, for 158 townhouse units; **SDP-0412** for Beech Tree Recreation Center; **SDP-0415** for North Village, Sections 7, 8 and 9, for 83 single-family detached houses and 57 townhouse units; **SDP-0416** for South Village, Section 4 and 5, for 84 single-family detached houses; **SDP-0507** for Beech Tree Golf Club House; **SDP-0512** for West Village, Sections 1, 3 and 6, for 107 single-family detached units; **SDP-0617** for West Village, Sections 2, 4 and 5, for 113 single-family detached and 43 single-family attached units.

Various types of tree conservation plans have also been approved for the above-mentioned preliminary plans of subdivision and specific design plans. This SDP also has an approved Stormwater Management Concept Plan, 8004950-2000-00, which covers the entire Phase 3 of Beech Tree development.

Two revisions have been made to SDP-0406 since it was approved by the Planning Board in 2005. SDP-0406/01 was approved for the purpose of reducing the number of lots by one and revising the lot size of several lots. SDP-0406/02 was approved for the purpose of introducing three villa models and to adjust the lot line for one lot. The subject SDP is the third revision to SDP-0406.

6. **Design Features:** The SDP proposes to add five single-family detached lots to the previously approved SDP-0406, which covers three sections in the north village of Beech Tree and consists of 108 single-family detached units and 60 townhouse units. The addition of the five lots will increase the total number of lots in SDP-0406 to 173. Three lots will be created from a small afforestation area, and two lots will be obtained from small open spaces with a slight adjustment of the existing lot lines. However, the addition of the five lots will not have an impact on the site's woodland conservation for the larger project according to the review by the Environmental Planning Section (Stasz to Zhang, March 3, 2008).

The one lot in the north is accessed from Nancy Gibbons Terrace. The three lots fronting Lake Forest Drive are accessed directly from Lake Forest Drive. The one lot at the intersection of Beech Tree Parkway and Beech Orchard Lane has access from Beech Orchard Lane. The sizes for the five single-family detached lots vary from 7,089 to 11,206 square feet. No new architectural model is included in this SDP. Architecture for the project will be selected from the approved models in the umbrella specific design plan for architecture. However, the District Council in previous approvals has attached several architecture-related conditions that are applicable to the entire Beech Tree development. The condition concerning single-family detached houses has been included in the recommendation section of this report.

Since the subject development is located in the interior of a larger project, there is no entrance feature proposed with this SDP.

COMPLIANCE WITH EVALUATION CRITERIA

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

7. **Build-out of residential units within the first six years shall generally be reduced to 1,500 units. After construction of the 1,500th dwelling units, all building permit applications shall be referred to the Prince George's County Public Schools to determine, prior to issuance of building permits, that adequate capacity in public school facilities is available to serve the proposed development or in the alternative, there are schools programmed and funded for construction which will accommodate the development.**

Comment: With the approval of this SDP, the total approved dwelling units through the specific design plan process will reach 1,758 units, and the Board of Education has been made aware of this. However, a school surcharge for each dwelling unit will be collected in accordance with current school surcharge regulations at the time of each building permit. In addition, the total approved number of units for this part of the Beech Tree development and a detailed breakdown by each section should be provided in order to make sure that the development limit has not been reached. A condition has been proposed in the recommendation section of this report.

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 has been carried forward in modified form as Condition 15 of Comprehensive Design Plan CDP-9706. In a letter dated June 29, 2007 (Patz to Adams), S. Patz and Associates, Inc., indicated that their recommended 2007 new home sale prices at Beech Tree for single-family detached units is \$450,000, which would be the equivalent of \$225,000 in 1989 dollars. In fact, the 2006 average sales price for single-family detached homes in Beech Tree was \$508,000. According to the applicant, the sales price for the homes included in this SDP will be much higher than \$450,000.

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

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

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

Comment: The subject SDP is in compliance with the requirement.

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

Comment: A soils study has been submitted for the development contained in this SDP. Per the review by the Environmental Planning Section, the above condition has been fulfilled. The environmental planner indicates that high-risk areas do occur on this portion of the Beech Tree site, however, the proposed grading will mitigate most of the problem areas. The SDP clearly shows that the only remaining area of unsafe land is not near any proposed development.

8. **Comprehensive Design Plan CDP-9706:** Comprehensive Design Plan CDP-9706 as approved includes a maximum of 2,400 dwelling units, of which 1,680 are single-family detached, 480 are single-family attached, and 240 are multifamily units, on approximately 1,194 acres located on the west side of US 301, south of Leeland Road. The housing is to be organized in four distinct villages (North, South, East, and West). An 18-hole championship golf course will be integrated into the residential communities. A 30-acre lake, built in the Eastern Branch stream valley, is a central focal point of the golf course and of the development as a whole. The comprehensive design plan for Beech Tree is also proposed to include the following: a club house for the golf course, a recreation center with pool and tennis courts for the homeowners, 136 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Collington Branch stream valley park, 12.5 acres dedicated to M-NCPPC for a community park, which is located to the west of the subject site, 211 acres dedicated as homeowners' open space, 11 acres set aside for a private equestrian facility, a 35-acre site to be conveyed to the Board of Education for a middle school site, and a 17-acre site for an elementary school. None of the above amenities is included in the subject SDP. These amenities will be the subject of future SDPs.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions. The following conditions are applicable to the subject SDP and warrant discussion as follows:

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

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

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

Comment: The SDP is in compliance with this condition.

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 previously approved stormwater management plan needs to be updated to include the five additional lots. A condition has been proposed in the recommendation section of this report.

- 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 above Finding 7 for discussion.

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

Comment: The District Council will be reviewing the subject SDP. A condition has been proposed in the recommendation section of this report.

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

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

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

Comment: The street names in the Beech Tree development are based on the traditional names of property owners and family homes. This condition has been fulfilled by the previous approvals.

- 9. Preliminary Plan of Subdivision 4-00010:** Preliminary Plan of Subdivision 4-00010, which covers the subject site, was approved (PGCPB Resolution No. 00-127) by the Planning Board on July 6, 2002, subject to 30 conditions. The following conditions of approval attached to 4-00010 are applicable to this specific design plan review:

- 8. As part of the submission of a Specific Design Plan (SDP) for any High Risk Area, the applicant, his heirs, successors and/or assigns shall submit a geotechnical report for approval of M-NCPPC Environmental Planning Section, the Prince George's County Department of Public Works and Transportation, and the Prince George's**

County Department of Environmental Resources. The SDP shall show the proposed 1.5 Safety Factor Line. Adjustments to lot lines and the public rights-of-way shall be made during the review of the SDP. No residential lot shall contain any portion of unsafe land.

Comment: Since the five lots included in this SDP are within the previously approved larger development envelope as approved in SDP-0406, which had fulfilled this condition, the subject SDP meets the condition.

- 23. If the master plan trail is located within a 30-foot right-of-way or easement, berming shall be provided on both sides of the trail and the area extensively landscaped. The detailed site and landscape plans of the area, cross sections, sign details, shall be submitted to DPR for review and approval in conjunction with the application for the Specific Design Plan controlling this area.**

Comment: This condition has been fulfilled at time of SDP-0406 approval. The master plan trail is some distance away from the proposed five lots. However, as identified in the memorandum from the Department of Parks and Recreation (Solomon to Zhang, February 27, 2008), certain master-planned trails conditions approved in SDP-0406 have not been fulfilled. The applicant should meet all applicable conditions prior to certification.

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

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

Comment: By a letter dated February 6, 2008 (Rizzi to Burton), the applicant provided the evidence to fulfill the above three specific requirements. The review by the Transportation Planning Section indicates that the proposed development will be adequately served within a reasonable period of time.

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

Leeland Road

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

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

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

According to the review of the Transportation Planning Section (Burton to Zhang), if the subject SDP is approved, the number of building permits issued will increase to 454. Since the Phase III threshold begins with the 350th permit, all of the conditions associated with Phase III have been met. The Transportation Planning Section staff concludes that the subject development will be adequately served within a reasonable period of time, if the subject application is approved with conditions for Phases IV-VI. The Transportation Planning Section's four conditions have been included in the recommendation section of this report.

- 12. Umbrella Specific Design Plan SDP-0001 for Architecture:** SDP-0001 is an umbrella specific design plan for architecture for the entire Beech Tree development. This SDP was approved by the Planning Board on June 8, 2000, subject to three conditions. Originally SDP-0001 was approved with 16 architectural models for the proposed single-family detached units in the East Village, but the approved models can be used in any other portions of the Beech Tree development. Since the approval of SDP-0001, nine revisions to SDP-0001 have been approved and at the time of this staff report, a tenth revision to SDP-0001 is pending approval by the Urban Design Section.

Of three conditions attached to the approval of SDP-0001, none of them is applicable to the review of this SDP. The nine revisions are all Planning Director/designee level cases. No conditions were attached to the approvals. Since the architectural models to be used in the subject approval will be either chosen from the previous approvals or included in a new revision to SDP-0001, the subject application is, therefore, in conformance with SDP-0001 and its revisions.

- 13. Zoning Ordinance:** The subject SDP is in compliance with the applicable requirements of Zoning Ordinance as follows:
 - a. The proposed five additional single-family dwelling units are part of a larger project known as Beech Tree, which is the subject of numerous approvals. Therefore, the subject SDP is in compliance with the requirements of R-S Zone as stated in Sections 27-511,

512, 513 and 514 with regards to permitted use 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.**

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

(2) **The development will be adequately served within a reasonable period of time with existing or programmed facilities either shown in the appropriate Capital Improvement Program or provided as part of the private development.**

Comment: Findings for adequate public facilities including fire and rescue, police, and transportation have been normally made in conjunction with the preliminary plan of subdivision. In this case, a complete staging plan and the accompanying transportation improvements for the entire Beech Tree development was not approved until the Planning Board approved SDP-9907 on June 8, 2000. Per a review by the Transportation Planning Section (February 7, 2008, Burton to Zhang), the subject SDP proposal is consistent with the previous transportation adequacy findings. The staff finds that the subject site will be adequately served within a reasonable period of time with nearby transportation facilities existing and planned to be completed in the near future.

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

Comment: This condition has been fulfilled by previous approval. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

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

Comment: As indicated in Finding 15 below, a Type II Tree Conservation Plan, TCPII/49/98-16 has been submitted with this SDP. TCPII/49/98-16 has been found to meet the requirement of the Woodland Conservation Ordinance according to the review by the Environmental Planning Section. The Environmental Planning Section (Stasz to Zhang, March 3, 2008) recommended approval of the subject SDP and TCPII/49/98-16.

14. ***Landscape Manual:*** The proposed addition of the five single-family detached lots in the R-S Zone is only subject to Section 4.1, Residential Requirements of the *Landscape Manual*. Since

the five lots are located within the approved larger building envelope, no other *Landscape Manual* issues are involved in this SDP.

Among the five additional lots, three lots are larger than 9,500 square feet (but less than 20,000 square feet) and two lots are smaller than 9,500 square feet. Per Section 4.1(c), (d) and (f), a minimum of two major shade trees and one ornamental or evergreen tree are required for the three lots larger than 9,500 square feet. and a minimum of one major shade tree and one ornamental or evergreen tree are required for the two lots smaller than 9,500 square feet. The landscape plan should be revised to provide the required information. A condition has been proposed in the recommendation section to require the applicant to provide the required plant units and landscape schedules to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.

15. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet; there are more than 10,000 square feet of existing woodland on site; and there is a previously approved Tree Conservation Plan TCP I/73/97.
 - a. The Detailed Forest Stand Delineation (FSD) was previously reviewed with the approval of CDP-9407 and Type I Tree Conservation Plan, TCP I/73/97, and found to address the criteria for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual. No further information is required with respect to the Forest Stand Delineation at this time.
 - b. A Type II Tree Conservation Plan, TCP II/49/98, was initially approved with SDP-9803 for the golf course, which covers the entire site. As each specific design plan is approved for the Beech Tree development, TCP II/49/98 will be revised. The revised Type II Tree Conservation Plan, TCP II/49/98-16 submitted with this application has been reviewed by the Environmental Planning Section and was found to be in compliance with the previously approved Type I tree conservation plan and to address the requirements of the Woodland Conservation Ordinance.
16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. The Transportation Planning Section (Burton to Zhang, February 7, 2008) has listed all the required transportation improvements accompanying the staging plan for the entire Beech Tree project as approved with Infrastructure Specific Design Plan SDP-9907. The transportation planner concludes that the subject development as proposed in SDP-0406 will be adequately served. The transportation improvements that are applicable to the subject SDP have been identified as four conditions and have been incorporated into the recommendation section of this SDP.
 - b. The Environmental Planning Section (Stasz to Zhang, March 3, 2008) has recommended approval of this Specific Design Plan SDP-0406 and TCP II/49/98-16.
 - c. The Subdivision Section (Chellis to Zhang, January 7, 2008) has indicated that the property is the subject of Preliminary Plan of Subdivision 4-00010 and concluded that the lotting pattern as shown in this SDP is consistent with the preliminary plan of subdivision.

- d. The Department of Parks and Recreation (DPR) (Asan to Zhang, February 27, 2008) has recommended two conditions of approval that have been incorporated into the recommendation section of this report.
- e. The Washington Suburban Sanitary Commission (WSSC) (Black to Zhang, December 6, 2007) has indicated that amendment, new sketch, revised plans, and plat of correction will be required.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0406/03 for Beech Tree, North Village, Sections 1, 2 and 3, and Type II Tree Conservation Plan TCPIL/49/98-16, subject to the following conditions:

1. Prior to certificate approval of this specific design plan, the applicant shall
 - a. Provide the required plant units and landscape schedules to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - b. Provide a new stormwater management concept approval from DPW&T to include the new lots.
 - c. Provide a site plan note to explain how the residential dwelling units that are adjacent to the golf course will be protected from errant shots and show the screening details, if necessary.
 - d. Provide the required minimum 15-foot clearance between a building and a WSSC water and sewer easement in the vicinity of the lot that is fronting on Nancy Gibbons Lane.
 - e. Revise the plans to meet all previous park and trail conditions as approved in SDP-0406, to be reviewed by the Department of Parks and Recreation as the designee of the Planning Board.
 - f. Provide the approved total number of lots in the preliminary plan of subdivision covering this property and the breakdown of each section on the site plan.
 - g. The following architectural standards shall apply to the proposed development:
 - (1) All units shall have a full front façade (excluding gables, windows, trim and doors) constructed of brick, stone or stucco, or shall be treated with a full-width front porch.
 - (2) Any side elevation which faces the public street shall be designed with materials and details in a manner consistent with the front elevation. In the event the opposite side of such dwelling unit is not highly visible from the public street and, as a result, the homeowner chooses not to display such treatment, the side yard of such unit shall be planted with an evergreen buffer. A side elevation which is highly visible from the public street as a result of being angled on a corner lot or projecting forward from the neighboring house more than 20 feet shall display significant architectural features which contribute to the aesthetic of

the unit. Significant architectural features include, but are not limited to, bay projections, wrap-around porches, sunrooms, conservatories, pergolas, and other architectural embellishments consistent with the architecture defined on the front elevation of the unit.

2. Prior to approval of building or grading permits, the M-NCPPC Environmental Planning Section shall review all technical stormwater management plans approved by the Department of Environmental Resources (DER). The Environmental Planning Section shall work with DER and the applicant to ensure that the plan is consistent with the habitat management program plan and that water quality is provided at all stormdrain outfalls. If revisions to the TCPII are required due to changes to the technical stormwater management plans, the revisions shall be handled at the staff level if the changes result in less than 20,000 square feet of additional woodland cleared.
3. Prior to issuance of any permits for Beech Tree, the applicant shall demonstrate to the M-NCPPC Environmental Planning Section that all applicable conditions of the state wetland permit have been addressed.
4. Prior to the first final plat for any lots covered in SDP-0406/03, the applicant shall enter into maintenance and public use agreements with the Department of Parks and Recreation for perpetual maintenance of the master-planned trail and easement on the homeowners association land located between Beech Tree Parkway and the Presidential Golf Course.
5. Prior to issuance of any building permit, the applicant shall
 - a. 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+
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 - b. Record a new plat to reflect the addition of the five lots.
6. Prior to the issuance of the 1,001st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:
 - a. Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Leeland Road to Beech Tree Parkway.
 - b. Widen northbound US 301 to provide three exclusive through lanes from 1,000 feet south of Leeland Road to 2,000 feet north of Leeland Road
 - c. Widen Leeland Road to provide two exclusive left turn lanes and one free-flowing right-turn lane.
7. Prior to the issuance of the 1,501st building permit for any residential unit of the development, the applicant shall widen southbound US 301 to provide three exclusive through lanes from 2,000 feet south of Trade Zone Avenue to 1,000 feet north of Leeland Road. This improvement will augment an improvement from a previous phase.
8. Prior to the issuance of the 1,993rd building permit for any residential unit of the development, a schedule for construction of either (a) the improvements in CIP Project FD669161 or (b) the

upgrading of US 301 to a fully controlled access highway between MD 214 and MD 725 shall be provided by the SHA or by DPW&T to the Planning Department.

9. Any changes to the sequencing of transportation improvements and/or changes to the development thresholds identified in Conditions 6 through 8 above will require the filing of a SDP application, and a new staging plan reflecting said changes must be included with application.
10. The final plat shall show all 1.5 safety factor lines and a 25-foot building restriction line from the 1.5 safety factor line. The location of the 1.5 safety factor lines shall be reviewed and approved by M-NCPPC Environmental Planning Section and the Prince George's County Department of Environmental Resources. The final plat shall contain the following note:

“No part of a principal structure may be permitted to encroach beyond the 25-foot building restriction line established adjacent to the 1.5 safety factor line. Accessory structures may be positioned beyond the building restriction line, subject to prior written approval of the Planning Director, M-NCPPC and DER.”
11. At time of building permit, exact building footprints and elevations for each house shall be shown on the site plan.
12. No grading or cutting of trees or tree removal on the site (covered by SDP-0406/03) shall occur until after approval of the specific design plan by the District Council.
13. No two units located next to or immediately across the street from each other may have identical front elevations.
14. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.