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Specific Design Plan

SDP-0412-02

Application	General Data	
Project Name: Beech Tree, Community Recreation Center Location: West side of Robert Crain Highway (US 301), south of the intersection of US 301 and Leeland Road, and south of Beech Tree Parkway. Applicant/Address: V.O.B., Limited Partnership 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Planning Board Hearing Date:	07/29/10
	Staff Report Date:	07/15/10
	Date Accepted:	06/24/10
	Planning Board Action Limit:	N/A
	Plan Acreage:	8.56
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	12,544 sq. ft.
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	205SE14

Purpose of Application	Notice Dates	
A revision to the main community building and bathhouse architecture and size, and a reduction by a total of 4,091 square feet. A revision to the pool area layout and re-grading and removal of a tennis court observation tower.	Informational Mailing:	05/04/10
	Acceptance Mailing:	06/21/10
	Sign Posting Deadline:	06/29/10

Staff Recommendation		Staff Reviewer: Jill Kosack Phone Number: 301-952-4689 E-mail: Jill.Kosack@ppd.mncppc.org	
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-0412-02
Beech Tree Community Recreation Center

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

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

- a. The requirements of the following sections of the Zoning Ordinance:
 - (1) 27-511 R-S Zone (Residential Suburban Development) Purposes;
 - (2) 27-512 Uses Permitted in the R-S Zone;
 - (3) 27-513 Regulations in the R-S Zone; and
 - (4) 27-528 Planning Board Action for Specific Design Plans.
- b. Conformance to Basic Plan A-9763-C.
- c. Conformance to Comprehensive Design Plan CDP-9706.
- d. The requirements of Preliminary Plan of Subdivision 4-00010.
- e. The requirements of Specific Design Plan SDP-0412.
- f. The requirements of the *Prince George's County Landscape Manual*.
- g. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- h. Referral comments.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for a revision to a community recreation center on 8.56 acres in the R-S Zone. The revision includes a reduction in the gross square footage of the main community building and bathhouse by a total of 4,091 square feet, or 24 percent of what was previously approved. Additionally, the revision proposes the relocation of the pool area, re-grading to eliminate retaining walls, and the removal of a tennis court observation tower. The gatehouse is not included as part of this SDP revision as it is already constructed and not proposed to be changed.
2. **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. The area covered by the subject revision, Specific Design Plan SDP-0412-02, Beech Tree Community Recreation Center, is at the southernmost point of the East Village of the Beech Tree development, south of Beech Tree Parkway, overlooking the Beech Tree lake and golf course.
3. **Surrounding Uses:** The subject site (of SDP-0412) is located in the geographical center of the Beech Tree development. The site is bounded to the north by the right-of-way of Beech Tree Parkway and to the south, east, and west by the Beech Tree lake and golf course; to the northwest by the single-family detached dwellings in East Village, Section 6; and to the northeast by the single-family detached dwellings in East Village, Section 5.
4. **Previous Approvals:** The subject site of the Beech Tree Community Recreation Center contains 8.56 acres of land within a larger project known as Beech Tree, with a gross acreage of 1,194, which was rezoned from the R-A (Residential-Agricultural) Zone to the R-S Zone (2.7–3.5) through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units. Zoning Map Amendment A-9763-C was approved by the District Council (Zoning Ordinance No. 61-1989) on October 9, 1989, subject to 17 conditions and 14 considerations. On July 14, 1998, a 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 have been approved. They are 4-98063 for the golf course; 4-99026 (PGCPB Resolution No 99-154) for 458 lots and 24 parcels; and 4-00010 (PGCPB Resolution No. 00-127) for 1,653 lots and 46 parcels, which covers the subject site (SDP-0412).

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. So far, SDP-0001 has been revised eleven times. In addition, there are 13 other approved specific design plans for the Beech Tree development. In addition, 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 III of the Beech Tree development.

The subject application is the second revision since the initial approval of SDP-0412. The first revision was never completed and, therefore, has no affect upon this second revision. In conjunction with the original approval, Departure from Parking and Loading Standards

DPLS-309 for a departure of 43 parking spaces was approved and is still applicable to this revision.

5. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-S	R-S
Use(s)	Vacant	Community Recreation Center
Acreage	8.56	8.56
SDP-0412 Approved Total		
Gross Floor Area (sq. ft.)	-	16,635
Community Center	-	14,800
Bathhouse	-	1,606
Gatehouse	-	229
SDP-0412-02 Revised Total		
Gross Floor (sq. ft.)	-	12,544
Community Center	-	11,479
Bathhouse	-	836
Gatehouse	-	229

Parking Required:

Great Room

126 seats (one space per 3 seats) 42 spaces

Fitness Center

580 sq. ft. (one space per 80 sq. ft.) 8 spaces

Administrative Offices

1510 sq. ft. (one space per 250 sq. ft.) 6 spaces

Tennis Courts

6 courts (four spaces per court) 24 spaces

Swimming Pool

4,523 sq. ft./452 max. occ. (one space per 7 occ.) 65 spaces

Water Play Fountain

766 sq. ft./77 max. occ. (one space per 7 occ.) 11 spaces

Total: 156 spaces

Parking Provided:

130 standard spaces

4 handicapped spaces

2 handicapped van spaces

Total: 136* spaces

*Per DPLS-309 (PGCPB Resolution No. 05-275), a maximum allowed departure of 43 parking spaces is applicable to this site plan, but this -02 revision only requires a departure of 20 spaces. Therefore, no revision is necessary to the approval of DPLS-309.

6. **Design Features:** This SDP revision proposes to develop an 8.56-acre community recreation site south of Beech Tree Parkway. The site overlooks the proposed Beech Tree lake. The main entrance to the site starts at the roundabout intersection of Beech Tree Parkway and Moore's Plain Boulevard that further connects to Leeland Road. A secondary access point off Beech Tree Parkway is located in the eastern part of the site.

A community building, at 11,479 square feet, is proposed at the main entrance area, oriented toward the roundabout. Six tennis courts are proposed to the west and one swimming complex is located to the southeast of the community building. The swimming complex consists of an Olympic-size swimming pool, a bathhouse at 836 square feet, and a water fountain area. A trail network, which is part of the Beech Tree community-wide trail system, connects the tennis courts, community building, the swimming complex, and parking lots.

The revised elevation designs of the community building/clubhouse and bathhouse are of a standard community clubhouse style. The clubhouse is a two-story, hipped-roof building with a symmetrical presentation and features an entrance portico attached to the central block and two breezeway wings. The building is finished with a combination of stone veneer, vinyl siding, plastered masonry wall, and asphalt shingles. The design of the bathhouse is simpler in style and detail and smaller in scale, but employs similar elements, such as a hipped roof, and is finished in the same combination of materials.

The previously approved community building elevations showed a combination of Georgian-style architectural features such as roof balustrades, pedimented dormer windows, cupolas, and Adam-style architectural features such as a semi-circular fanlight over a paneled door and cornice (of the entrance portico) emphasized with dentil molding. The previously approved building was finished with a combination of stone and brick veneer, hardi-plank siding, and asphalt shingles. Generally, the revised architecture is a fundamental style change and a reduction in the quality of materials, details, and ornamentation. Staff has recommended several conditions in the recommendation section of this report in order to bring the current community building architecture back to a higher level of quality as was previously approved.

Specifically for the community building, staff recommends that the proposed siding be hardi-plank siding, which is of a higher quality than standard vinyl siding; that the proposed concrete/masonry wall on the side and rear elevations be faced in a stone veneer material; that the center portion of the lower level on the rear elevation be faced in stone veneer; that four dormer windows be added to either side of the center portion of the roof on the rear elevation; that two cupola-style features be added to the roofs over the two breezeway wings at either end of the building; and that a balustrade be added along the roof line of the central portion of the building on both the front and rear elevations. All of these revisions are replacing items that were shown on the previously approved architecture, but had been removed with the proposed architecture. They each would serve to elevate the quality and detail of the building design.

The previously approved bathhouse building was of a much larger size and more elaborate style than the current proposed architecture. It also included a combination of Georgian-style architectural features such as roof balustrades, dormer windows, cupolas, and stone arches over central doors. The previously approved building was finished with a combination of stone and brick veneer and asphalt shingles. Again, the revised architecture is a fundamental style change and a downgrade in materials, details, and ornamentation. Staff has recommended several conditions in the recommendation section of this report in order to bring the current bathhouse architecture back to a higher level of quality as was previously approved. Specifically, staff

recommends that the proposed siding be hardi-plank siding, which is of a higher quality than standard vinyl siding, and that a minimum of two features, such as, but not limited to, cupolas, dormer windows, and balustrades, be added to the roof in order to add back some of the ornamentation that was previously approved.

This specific design plan does not include a signage component.

7. **Conformance to the applicable sections of the Zoning Ordinance:** The subject SDP revision is in general compliance with the applicable requirements of the Zoning Ordinance as follows:

- a. The proposed community recreation center is an integrated part of a larger project known as Beech Tree, which is the subject of numerous approvals. The subject SDP is in general compliance with the requirements of the R-S Zone as stated in Sections 27-511, 27-512 and 27-513 with regard to permitted use and other regulations such as general standards.
- 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 9 and 12 below, 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, rescue, police, public school, and transportation are 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 were not approved until the Planning Board approved SDP-9907 on June 8, 2000. Per a review in 2005 by the Transportation Planning Section, the subject specific design plan is consistent with the previous transportation adequacy findings. Since this revision proposes a reduction in building square footage, it can also be found to be adequately served within a reasonable period of time with transportation facilities existing and planned to be completed in the near future.

As with other public facilities such as fire engine, ambulance, paramedic, and police services, since this application will not generate population, no additional service needs will be created. Instead, this community recreation center will provide service that is additional to the existing and planned services for the residents of the Beech Tree project.

The existing fire engine and ambulance services are beyond the response time guidelines for the entire Beech Tree project. For any residential elements in Beech Tree, a fee of \$201.65 for each residential unit has been assessed as the fair share toward the provision of the new Leeland Road Fire Station and ambulance services in order to alleviate the noted inadequacies. For this project, which is not a residential development, as required by the previous conditions of approvals, 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.

(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: The previous specific design plan approval was consistent with an approved stormwater management concept plan; however, no response was received from the Department of Public Works and Transportation (DPW&T) regarding this application's conformance with an approved stormwater management concept plan. However, the site layout has not changed significantly with this revision, and therefore, staff can determine 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.

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

Comment: As indicated in Finding 13 below, a Type II Tree Conservation Plan, TCPII/49/98, has been submitted with this SDP revision. Type II Tree Conservation Plan TCPII/49/98 has been found to meet the requirements of the Woodland Conservation Ordinance according to the review by the Environmental Planning Section. However, they are also requiring a new separate Type II Tree Conservation Plan, TCPII/016/10, be prepared for the limits of SDP-0412-02 in order to accurately track the status of woodland conservation fulfillment for the entire Beech Tree development. The Environmental Planning Section recommends approval of the subject revised SDP, TCPII/49/98, and TCPII/016/10 subject to conditions that have been incorporated into the recommendation section of this report.

8. **Conformance to 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.

Condition 2. All nonresidential buildings shall be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable County laws.

Comment: This condition was carried forward as Condition 24 in the subsequent Comprehensive Design Plan, CDP-9706, and will be further carried forward as a condition of approval for this SDP revision.

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

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

Consideration 3. A minimum 50-foot-wide undisturbed buffer shall be retained along all streams. This area shall be expanded to include the 100-year floodplain, wetlands, steep slopes, and areas of erodible soils.

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

Comment: The subject SDP revision is still in general compliance with these conditions according to the review undertaken by the Environmental Planning Section.

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

Comment: This condition has been modified and included in the conditions of approval of CDP-9706. A geotechnical report has been previously submitted for the development contained in this SDP revision. Per the review by the Environmental Planning Section, the above condition has been addressed at the appropriate time in the development review process.

Consideration 11. The trails system shall be designed to link all residential areas to all commercial and recreational elements of the proposed development.

Comment: The site plan shows that different buildings and amenities have been connected via a combination of trails and pedestrian paths that are further integrated into the community-wide trail system. The site plan complies with this condition.

9. **Conformance to 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 has been 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, a recreation center with a 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 Prince George's County Board of Education for a middle school site, and a 17-acre site for an elementary school. The recreation center with a pool and tennis courts referenced above is included in the subject revised SDP. The other amenities have been or will be the subjects of past and future SDPs.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions (PGCPB Resolution No. 98-50). The conditions applicable to the subject SDP review that warrant discussion are as follows:

1. **Prior to certificate approval of the Comprehensive Design Plan (CDP), the following revisions shall be made or information supplied:**
 - b. **The Type I Tree Conservation Plan shall be revised to ensure that all woodland conservation requirements are met on-site. Off-site conservation or the use of fee-in-lieu are not permitted. Note 12 shall be removed from the TCP. Revision of this condition may be permitted by the Planning Board or District Council in its review of Type II Tree Conservation Plans concurrent with review of Specific Design Plans.**

Comment: TCPII/049/98 is required to demonstrate that the entire woodland conservation requirement is met on-site, without the use of fee in lieu, or off-site mitigation. A cumulative woodland conservation worksheet has been maintained by the Environmental Planning Section on the overall development to track conformance with this condition. Their detailed analysis can be found in Finding 13. The woodland conservation summary sheet currently shows a shortage of overall woodland conservation as well as the use of fee-in-lieu to satisfy woodland conservation requirements, contrary to this condition.

6. **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.

7. **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 cover sheet for the specific design plan does not contain the information required by this condition, although this information is provided on the cover sheet for TCPII/049/98. Due to the large area of the overall site and the complexity of the development, this information should be added to the specific design plan cover sheet as required by this condition in order to accurately locate specific design plans and associated woodland conservation requirements. A condition has been incorporated in the recommendation section of this report that would require this to be provided prior to certification of the specific design plan.

8. **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 subject SDP is covered in the Stormwater Management Plan (8004950-2000-00) for Phase 3 of the Beech Tree development, which is a revision of the original Stormwater Management Approval, 958009110. No response has been received from the DPW&T that this revised site layout is consistent with an approved stormwater management concept plan. A condition has been incorporated in the recommendation section of this report that would require that evidence of conformance to a current approved stormwater management concept plan be provided prior to certification of the specific design plan.

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

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

23. 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.

Comment: See Finding 7 above for more discussion.

25. The private recreational facilities shall have bonding and construction requirements as follows. Requirements for those facilities in bold type below shall be incorporated in Recreational Facilities Agreements (as specified in the *Parks and Recreation Facilities Guidelines*) prior to Final Plat of Subdivision:

BEECH TREE PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 600th building permit
Equestrian Center	N/A	Complete by 2,000th building permit
Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
Swimming Pool Adjacent to Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
Six Tennis Courts Adjacent to Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
8-foot-wide Asphalt Trail System (not on public park land)	Prior to 800th building permit	Complete by 2,200th building permit
Lake View Park	Prior to 600th building permit	Complete by 1,200th building permit
It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25%, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.		

Comment: The subject SDP revision includes the main community building, swimming pool, and six tennis courts as described in the above table. Per a letter dated August 20, 2009, the applicant requested the Planning Director to approve the allowed 25 percent increase in the number of building permits which may be issued prior to the bonding and completion of the main community building, swimming pool, and six tennis courts. This changes the limit to the bond to prior to the 750th building permit and the construction finish to prior to the 1,250th building permit. The Planning Director approved the timing change on August 24, 2009. The relevant part of the above condition, with the allowed increase, will be carried forward as conditions of approval for this SDP revision.

25. All play areas shall comply with the requirements of the Americans with Disabilities Act and with the *Parks and Recreation Facilities Guidelines*.

Comment: This condition has been carried forward as a condition of approval for this SDP revision.

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 for the subject revised specific design plan.

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.

10. Conformance to Preliminary Plan of Subdivision 4-00010: Preliminary Plan of Subdivision 4-00010, which covers the subject site, was approved by the Planning Board on July 6, 2000 (PGCPB Resolution No. 00-127), subject to 30 conditions. The following conditions of approval attached to 4-00010 are applicable to this revised specific design plan review:

2. All HOA trails shall be a minimum of six-foot wide and asphalt, unless otherwise agreed to by the Department of Parks and Recreation.

Comment: The site plan does not label the width of the homeowners association (HOA) trail. In addition, the width as indicated on the site plan is different than that on the landscape plan and they must be the same.

3. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed.

4. All trails and sidewalks shall include any necessary curb cuts and be ADA compatible.

Comment: These two conditions will be carried forward as conditions of approval for this SDP revision.

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: A geotechnical report for this portion of the Beech Tree site has been reviewed previously by the Environmental Planning Section and found to meet all requirements. The Environmental Planning Section staff have reviewed SDP-0412-02 and determined that high-risk areas do not occur on this portion of the Beech Tree site and only in some areas special drainage measures, road construction, and foundation construction methods may be needed. A recommended condition of approval has been incorporated into the recommendation section of this report.

18. Prior to SDP approval, the applicant and DPW&T shall consider the location of the proposed middle school, the number of lots proposed in Parcels M, N and O, and the density of residences northeast of the commercial/recreational center to determine the necessity for sidewalks on both sides of the right -of-way along the following:

- **Presidential Golf Club Drive, from Road "N" to Beech Tree Parkway.**
- **Moore's Plain Boulevard, from the recreational center/proposed roundabout to Leeland Road.**

Comment: A standard sidewalk is shown to be provided along the subject site's frontage of the Beech Tree Parkway/Moore's Plain Boulevard traffic circle.

20. The trail shall be constructed in accordance with the applicable standards in the *Parks and Recreation Facilities Guidelines* and the accessibility guidelines in the latest edition of the Americans with Disabilities Act for the Outdoor Development Areas. The exact location of the trail shall be determined at the time of Specific Design Plan review for this plat and approved by DPR. Detailed construction drawings, including grading plan sections, shall be submitted to DPR for review and approval prior to submission of the application for the Specific Design Plan for this plat.

Comment: There are no master plan trails included in this SDP. However, the SDP has proposed an internal pedestrian circulation network that links all buildings and amenities to the community recreation center. The on-site pedestrian circulation network will be further integrated into the Beech Tree community-wide trail system.

28. Prior to submission of the first final plat for residential lots in the subdivision, the applicant shall enter into the public Recreational Facilities Agreement (RFA) for construction of recreational facilities. The applicant shall submit three original executed RFAs to DPR for their approval three weeks prior to the submission of the final plat. Upon approval by DPR, the RFA shall be recorded among the land records of Prince George's County.

Comment: A recreational facilities agreement (RFA) is on file as having been recorded in the land records of Prince George's County. See above Finding 9 for more discussion on the bonding and timing of the buildings and amenities included in the subject SDP revision.

11. **Conformance to Specific Design Plan 0412:** Specific Design Plan SDP-0412 is the initial approval of this specific design plan. The SDP was approved by the Planning Board on December 22, 2005 and was subsequently reviewed and approved by the County Council on March 27, 2006 with 11 conditions. The applicable conditions are discussed in greater detail below.

1. Prior to certificate approval of this specific design plan, the applicant shall:

a. Revise the site plan and landscape plan as follows:

- (1) Show that the subject property is the subject of Preliminary Plan 4-00010 and provide bearings, distances, and the parcel letter and number on the site plan.**
- (2) Provide all approved or submitted specific design plan numbers and all approved or submitted tree conservation plan numbers for Beech Tree on the coversheet.**
- (3) Increase the width of the proposed internal trails and pedestrian trail system to six feet.**
- (4) Revise the parking calculation table to show a minimum of two handicapped parking spaces to be van accessible.**
- (5) Provide a standard sidewalk along the subject site's entire frontage of the Beech Tree Parkway/Moore's Plain Boulevard traffic circle, including the standard pedestrian crossings on the two roadways around the traffic circle, unless modified by the Department of Public Works and Transportation.**
- (6) Revise Table A on the landscape plan and change the schedule to Section 4.3(a).**
- (7) Expand the play area for children (2-12), by adding a new section of about 2,000 square feet at its base. A play structure for children (2-6) shall be placed in the upper, triangular part of the play area, and a play structure for pre-teens (6-12) shall be placed in the lower, rectangular, 2,000-square foot part of the play area.**

Comment: These revisions are either reflected on the current plan or are carried forward as conditions in the recommendation section of this report.

b. Revise Type II Tree Conservation Plan TCPII/49/98-10 as follows:

- (1) Replace the worksheet on Sheet 46 with a TCPII phased worksheet that lists the acreages for each phase.**

- (2) Have the revised plan signed and dated by the qualified professional who prepared the plan.**

Comment: The requirements for revisions to the Type II tree conservation plan can be found in the Environmental Planning Section referral under Finding 14.

- 2. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.**

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

- 3. 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 and that water quality features are provided at all storm drain outfalls. If revisions to the TCPH 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.**

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

- 4. Prior to the issuance of any building permit, a soils report addressing specific remedies and their locations in all areas where Marlboro Clay presents development problems shall be reviewed and approved by the M-NCPPC Environmental Planning Section and the DER. The report shall include a map showing all borehole locations, logs of all of the boreholes, and shall identify individual lots where Marlboro Clay poses a problem.**

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

- 5. Prior to the submission of final plats, the applicant, his heirs, successors and/or assignees shall submit three original recreational facilities agreements (RFA) to Development Review Division (DRD) for construction of the recreational facilities included in SDP-0412, Beech Tree Community Recreation Center, for review and approval. Upon approval by DRD, the RFA shall be recorded among the Land Records of Prince George's County.**

Comment: A recreational facilities agreement (RFA) is on file as having been recorded in the land records of Prince George's County. See Finding 9 for more discussion on the bonding and timing of the buildings and amenities included in the subject SDP revision.

- 6. Prior to the issuance of a building permit for the community recreation center or the 600th building permit for the Beech Tree project, whichever comes first, the applicant, his heirs, successors and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities included in this SDP.**

7. **Prior to issuance of the 1,000th building permit for the Beech Tree project, the construction of all buildings and amenities included in SDP-0412, Beech Tree community recreation center, shall be completed.**

Comment: See Finding 9 for more discussion on the bonding and timing of the buildings and amenities included in the subject SDP revision. These conditions have been carried forward as conditions of this approval with the applicable revisions to the building permit number.

8. **All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed. All trails and sidewalks shall include any necessary curb cuts and be ADA compatible.**
9. **All play areas shall comply with the requirements of the Americans with Disabilities Act (ADA), the American Society for Testing and Materials (ASTM), and with the Parks and Recreation Facilities Guidelines.**
10. **No grading or cutting of trees or tree removal on the site (covered by SDP-0412) shall occur until after approval of the specific design plan by the District Council.**
11. **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.**

Comment: These four conditions will be carried forward as conditions of approval for this SDP revision.

12. **Prince George's County Landscape Manual:** The proposed community recreation center in the R-S Zone is subject to Section 4.3, Parking Lot Requirements, and not subject to Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. However, Section 4.7 standards of the Landscape Manual should be used as a guide to appropriate standards in the comprehensive design zone.

- a. Section 4.3(a), Landscape Strip Requirement, requires a landscaped strip to be provided on the property between the parking lot and the right-of-way when a parking lot is located adjacent to a public right-of-way. The subject application has approximately 626 linear feet of parking lot fronting Beech Tree Parkway; the landscape plan shows Option 1, which is a minimum ten-foot-wide landscaped strip to be planted with a minimum of one shade tree and ten shrubs per 35 linear feet of frontage, excluding driveway openings, and complies with the Landscape Manual.

Section 4.3(c), Interior Planting, requires five percent of the total area of the parking lot to be interior planting area when a parking lot is larger than 7,000 square feet, but smaller than 49,999 square feet and to be planted with one shade tree for each 300 square feet (or fraction) of interior landscaped area provided. The application has approximately 47,886 square feet of parking lot and has provided 12 percent of the total parking lot to be used as interior planting area and provided 24 shade trees. The landscape plan meets the requirement of the Landscape Manual.

- b. The landscape plan has also provided seven bufferyards, based on the standards of Section 4.7, Buffering Incompatible Uses, in locations where recreation facilities are adjacent to the golf course and single-family detached residential properties. The

bufferyards provided are appropriate in order to mitigate the impact of community recreation center uses on adjacent properties. However, Bufferyard C1 is shown as being partially provided on the adjacent golf course, Parcel B-4, which is currently owned by the applicant. Staff recommends that the applicant obtain an approval for a revision to SDP-9803 for Parcel B-4, to reflect the bufferyard and landscaping on that property. A condition has been incorporated in the recommendation section of this report which would require this prior to certification.

13. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Woodland Conservation Ordinance because there are previous tree conservation plans approved for the property. A forest stand delineation and Type I Tree Conservation Plan, TCP I/73/97, were approved with CDP-9407 and subsequent preliminary plan approvals.

A Type II Tree Conservation Plan, TCP II/49/98, covering the entire 1,212.06-acre area of the Beech Tree site was initially approved with SDP-9803 for the golf course. As each subsequent specific design plan was approved for the Beech Tree development, TCP II/49/98 was revised to reflect the approved development pattern and demonstrate how the woodland conservation requirement for the site would be met entirely on-site as required by conditions of approval.

In the case of SDP-0412-02, preparation of a separate TCP II is necessary at this time because the clearing that has occurred on the site, as confirmed by 2009 aerials, does not match the tree lines shown on TCP II/049/98 or the SDP plan sheet, which are not in conformance with each other.

The first step in preparing the revision to TCP II/049/98 and the preparation of the separate TCP II for SDP-0412-02 will be the submittal of an existing tree delineation plan for the limits of SDP-0412-02 and 100 feet outside the limits, to demonstrate what trees have been retained on-site. The purpose of this plan is to determine conformance with the previously approved TCP II, to guide any revisions necessary to TCP II/049/98, and to guide the preparation of a separate TCP II for the subject SDP. This plan is also necessary for calculation of the overall requirements and woodland conservation provided to date.

The Type II Tree Conservation Plan, TCP II/49/98, submitted with this application and the new separate required Type II Tree Conservation Plan, TCP II/016/10, are found to address the requirements of the Woodland Conservation Ordinance, subject to certain conditions.

14. **Referrals:** This application was referred to the concerned agencies and divisions. The referral comments are summarized as follows.

- a. **Subdivision Section**—The Subdivision Section provided an analysis of the site plan's conformance with Preliminary Plan of Subdivision 4-00010. This analysis is discussed in detail in Finding 10.

The Subdivision Section also indicated that the property is correctly identified as Parcel AA in the Beech Tree East Village (PM 227 @ 93). However, the parcel configuration shown on the site plan does not match the record plat along the northwestern and western property lines. The applicant must demonstrate how the parcel configuration was altered from the record plat, or revise the site plan to include the correct record plat number.

The record plat for Parcel AA (Liber 29859 Folio 584) indicates that there may be a landscape buffer on this site for Lot 2, Block U abutting to the west. The site plan should

be revised to clearly delineate the buffer as being required by an easement if it is located on this property and provide the liber and folio. The buffer easement document should be reviewed prior to certification.

The development of this site includes tennis courts. The site plan does not indicate if the courts are to be lighted which may be of concern to the abutting residential lots (Block U).

The limit of this SDP appears to include part of Parcel B-4 to the west where the applicant is proposing to landscape, grade, and place storm drain as a part of this application. The SDP should be revised to include Parcel B-4 in its entirety.

Comment: The applicable comments have been included in the recommendation section of this report as conditions prior to signature approval of the specific design plan.

- b. **Permit Review Section**—The Permit Review Section provided several comments. The applicable comments have been addressed through revisions to the plans.
- c. **Environmental Planning Section**—The Environmental Planning Section provided a comprehensive review on the background and previous approval history of the Beech Tree project and has recommended approval of Specific Design Plan SDP-0412-02, TCPII/49/98, and TCPII/016/10 subject to conditions. These conditions of approval for the SDP have been incorporated into the recommendation section of this report.
- d. **Prince George's County Fire/EMS Department**—At the time of the writing of the technical staff report, comments have not been received from the Fire/EMS Department.
- e. **The Department of Public Works and Transportation (DPW&T)**—At the time of the writing of this technical staff report, comments have not been received from DPW&T.

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-0412-02 for Beech Tree Community Recreation Center subject to the following conditions:

- 1. Prior to signature approval of the specific design plan, the applicant shall:
 - a. Revise the site plan and landscape plan as follows:
 - (1) Revise the property lines to accurately reflect the current record plat for Parcel AA.
 - (2) Provide documentation of the landscape covenant for the landscape buffer recorded at Liber 29859 Folio 584 and revise the plan to indicate its location and any additional requirements.
 - (3) Provide documentation that a revision to SDP-9803 for Parcel B-4, reflecting the landscaping and bufferyard within that parcel for this development, has been approved.

- (4) Revise the cover sheet to clearly label and delineate on the overall plan of the Beech Tree project all approved or submitted specific design plan numbers and all approved or submitted tree conservation plan numbers.
 - (5) Revise the cover sheet to remove the listing of TCPII revisions.
- b. Revise the community building architectural elevations as follows:
 - (1) Specify the proposed lap siding as “Hardi-plank” siding.
 - (2) Show stone veneer facing in all locations where a concrete/masonry wall finish is currently shown.
 - (3) Show the entire center lower level on the rear elevation as stone veneer finish.
 - (4) Add four dormer windows to the roof on either side of the central feature on the rear elevation.
 - (5) Add two cupola style features to the roofs over the two breezeway wings at either end of the building.
 - (6) Add balustrade along the roof line of the central portion of the building on both the front and rear elevations.
- c. Revise the bathhouse building architectural elevations as follows:
 - (1) Specify the proposed lap siding as “Hardi-plank” siding.
 - (2) Add a minimum of two features, such as, but not limited to, cupolas, dormer windows, and balustrades to the roofline.
- d. Prepare an existing woodland delineation plan to demonstrate where woodlands have been retained on-site and for 100 feet outside the limits of SDP-0412-02. The existing woodland delineation plan shall be used in preparation of required revisions to TCPII/049/98 and in preparation of a separate TCPII for SDP-0412. If woodland preservation areas have been cleared or are found to retain insufficient trees to be classified as woodland, reforestation or supplemental planting may be appropriate methodologies to consider in fulfillment of this requirement. Type II Tree Conservation Plan TCPII/049/98 shall continue to reflect the provision of all requirements on-site as required by previous conditions of approval.
- e. Revise Type II Tree Conservation Plan TCPII/49/98-10 as follows:
 - (1) Revise the cover sheet to include all revisions and approvals made to date on the Beech Tree—Tracking Table;
 - (2) Revise Sheets 28 and 29 to be consistent with TCPII/016/10;

- (3) Update and revise the phased woodland conservation worksheet on Sheet 46 with a worksheet that accurately reflects the calculations for each SDP, and accurately reflects all approved SDPs and associated revisions to the SDPs;
 - (4) Add a new approval block for TCPII/049/98 labeled, "Revisions approved after January 01, 2010" to all sheets of the mylar set;
 - (5) Have the revised plan signed and dated by the qualified professional who prepared the plan.
- f. Prepare TCPII/016/10 for the limits of SDP-0412-02 and 100 feet outside the limits of the SDP based on the required existing woodland delineation plan. Type II Tree Conservation Plan TCPII/016/10 shall consist of:
- (1) An up-to-date key sheet for TCPII/049/98, which includes a complete and up-to-date Beech Tree—Tracking Table;
 - (2) A TCPII plan sheet based on Sheet 3 of 9 of the SDP at a 30-foot scale which includes a TCPII worksheet for a project with a previous TCPII, that graphically identifies the woodland conservation areas of the site, and labels them by area and woodland conservation methodology;
 - (3) The landscape plan for the site shall demonstrate consistency with the TCPII with regards to delineated woodland conservation areas and limits of disturbance;
 - (4) If 1.55 acres of woodland no longer exists within the limits of SDP-0412-02 this acreage must be accounted for within the overall Beech Tree TCPII;
 - (5) Sheet 46 of TCPII/049/98 must be revised to include an up-to-date overall woodland conservation summary sheet, including all of the revisions to this TCPII and the overall woodland conservation on-site since June 2009; technical corrections related to miscalculations; elimination of the use of fee-in-lieu or off-site mitigation for the subject project; and all woodland conservation met on-site;
 - (6) The afforestation/reforestation stocking rate for the site shall be correctly identified as 1,000 seedlings per acre;
 - (7) All sheets on the separate TCPII shall have a new TCPII approval block for TCPII/016/10 and the following note shall be added to each plan sheet by the approval block:

"NOTE: TCPII/016/10 was separated from TCPII/049/98 for the overall Beech Tree development with the approval of SDP-0412/02 for Community Recreation Facilities for Beech Tree, East Village. Any future revisions to this TCPII will require revisions to the overall TCPII/049/98 to maintain conformance."
- g. Provide evidence from DPW&T that the revised specific design plan is in conformance with the approved stormwater management concept plan.

2. Prior to the issuance of grading permits, each grading permit shall show the required on-site wetland mitigation areas.
3. Prior to the approval of building or grading permits, the M-NCPPC Environmental Planning Section shall review all technical stormwater management plans approved by the Prince George's County 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, and that water quality features are provided at all storm drain outfalls. If revisions to the Type II tree conservation plan are required due to changes to the technical stormwater management plans, the revisions shall be handled at staff level if the changes result in less than 20,000 square feet of additional woodland cleared.
4. Prior to the issuance of any building permit, a soils report addressing specific remedies and their locations in all areas where Marlboro Clay presents development problems shall be reviewed and approved by the Environmental Planning Section and DER. The report shall include a map showing all borehole locations, logs of all of the boreholes, and shall identify individual lots where Marlboro Clay poses a problem.
5. Prior to the issuance of a building permit for the community recreation center or the 750th building permit for the Beech Tree project, whichever comes first, the applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities included in this SDP.
6. Prior to the issuance of the 1,250th building permit for the Beech Tree project, the construction of all buildings and amenities included in SDP-0412-02, Beech Tree Community Recreation Center shall be completed.
7. All trails shall be assured dry passage. If wet areas must be traversed, suitable structures shall be constructed. All trails and sidewalks shall include any necessary curb cuts and be ADA (Americans with Disabilities Act) compatible.
8. All play areas shall comply with the requirements of the Americans with Disabilities Act (ADA), the American Society for Testing and Materials (ASTM), and with the Prince George's County *Park and Recreation Facilities Guidelines*.
9. No grading or cutting of trees or tree removal on the site (covered by SDP-0412-02) shall occur until after approval of the specific design plan by the District Council.
10. 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.