



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

SPECIFIC DESIGN PLAN

SDP-0415

Application	General Data
Project Name: BEECH TREE, NORTH VILLAGE, SECTIONS 7, 8 AND 9 Location: WEST SIDE OF ROBERT CRAIN HIGHWAY (US 301) AND 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: 6/8/2005
	Planning Board Action Limit: NA
	Plan Acreage: 1,212.06
	Zone: R-S
	Dwelling Units: 140
	Square Footage: NA
	Planning Area: 79
	Tier: Developing
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 204SE14

Purpose of Application	Notice Dates
SPECIFIC DESIGN PLAN FOR 83 SINGLE-FAMILY DETACHED HOUSES AND 57 TOWNHOUSES	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/9/2005 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 9/27/05

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

October 5, 2005

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Specific Design Plan, SDP-0415, Beech Tree, North Village, Sections 7, 8 and 9
Type II Tree Conservation Plan, TCPII/49/98-09

The Urban Design staff has completed its review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This specific design plan 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.
 - Sections 27-274(a)(1)(B), Design Guidelines, and 27-433, R-T Zone, regarding development of townhouses.
- 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 approval of 83 single-family detached houses and 57 townhouses in the R-S Zone.

2. **Development Data Summary:**

	Existing	Proposed
Zone	R-S	R-S
Uses	Vacant	Single-family detached and attached
Acreage (in the subject SDP)		
Lots	-	140 (83 SFDs and 57 SFAs)
North Village Section 7 (NV7)	-	33
North Village Section 8 (NV8)	-	29
North Village Section 9 (NV9)	-	78
Of which single-family detached		21
Townhouse		57

OTHER DEVELOPMENT DATA (TOWNHOUSE)

	Required	Proposed
Total Parking Spaces (2.04/Unit)	116	116
Of which are Handicapped Spaces	5	0*
Number of Building Sticks	N/A	11

*A condition of approval has been proposed in the recommendation section of this report to require the applicant to provide a parking calculation for the townhouse section and a minimum of five handicap-accessible parking spaces, of which one should be van accessible.

3. **Location:** The Beech Tree project site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by SDP-0415, North Village, Sections 7, 8 and 9, is in the northwest corner of the Beech Tree development, south of Leeland Road.
4. **Surroundings and Use:** The subject site (of SDP-0415) is located west of the Lake Forest Drive in the Beech Tree development. The site is bounded to the north by the Beech Tree northern boundary; to the east by the single-family houses in North Village Sections 4 and 5; to the west by the existing wooded areas; and to the south by the open space between North Village, Sections 2 and 3.

The Beech Tree development, as a whole, is bounded on the north by Leeland Road, on the east by Robert Crain Highway (US 301), and on the south and west by various residentially zoned

properties (including R-A, Residential-Agricultural; R-E, Residential-Estate; and R-U, Residential Urban Development).

5. **Previous Approvals:** The subject site contains 83 single-family detached dwelling units and 57 townhouse units of a larger project with 1,194 gross acreage. The site is known as Beech Tree, which was rezoned from the R-A Zone to the R-S (2.7-3.5) Zone through Zoning Map Amendments 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, 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 subdivisions have been approved. They are 4-98063 for the golf course; 4-99026 for 458 lots and 24 parcels (PGCPB No 99-154); and 4-00010 (PGCPB No 00-127) for 1,653 lots and 46 parcels, which covers the subject site (SDP-0415).

Two specific design plans for the entire site also have 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. 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 three times and the fourth revision is currently under review. In addition, there are ten other 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 49 single-family residential lots in East Village, Section 9; SDP-0406 for 169 single-family detached and attached dwelling units in North Village, Sections 1, 2 and 3; SDP-0409 for 65 single-family residential lots in North Village, Sections 4 and 5; and SDP-0410 for 158 townhouse units in North Village, Section 6. In addition, various types of tree conservation plans also have 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.

6. **Design Features:** The SDP proposes to develop 83 single-family detached houses and 57 townhouse units to the west of North Village, Sections 4 and 5, west of Lake Forest Drive. The models for single-family detached houses will be either chosen from those approved under the architecture umbrella Specific Design Plan SDP-0001 for Beech Tree or with models to be included in a new revision to SDP-0001. Detail information, such as type of model and specific building footprint, will be shown at time of building permit. A condition of approval to that effect has been proposed in the recommendation section of this report.

The proposed lot sizes for single-family detached houses vary from 6,500 to 15,572 square feet. The proposed lot sizes for townhouses vary from 1,920 to 2,720 square feet. The maximum height of the townhouses is three stories and the maximum lot coverage is 40 percent. The proposed layout of the townhouses ensures that the fronts of the townhouses face the streets.

The townhouse models included with this SDP are those approved in SDP-0314 and SDP-0315 for East Village, Sections 4 and 10, including Fairfield, Fairmount and Hazelton townhouses by

Ryan Homes and Williamson and Stevenson townhouses by Haverford Homes. The proposed models have various options like brick facades, shutters, windows, window trim, bay windows and entrance porches. The proposed design features contribute to the overall superior quality of architecture proposed for this development. A condition of approval has been added to ensure that at least 60 percent of the total numbers of units have brick front facades.

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:

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 has been 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.

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

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

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

Comment: This condition was carried forward in modified form in Condition 15 of Comprehensive Design Plan CDP-9706. The applicant previously submitted a letter from ERR Economic Consultants (Patz to Adams, December 8, 1999) stating that the base price of the proposed 130 single-family houses to be built in the East Village will not be lower than \$225,000 in 1989 dollar values. Per the applicant, the similar assessment for other parts of Beech Tree will be updated annually. Since no information regarding the proposed single-family detached houses in this SDP has been provided, the applicable part (for single-family detached houses) of the above condition has been carried forward as Condition 2 of approval for this SDP.

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 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 is in general compliance with the two 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 CDP-9706 conditions of approval. A geotechnical report has been submitted for the development contained in this SDP. Per the review by the Environmental Planning Section, the above condition has been fulfilled by the applicant's acceptance of the staff exhibit, staff report findings on CDP-9706, and Condition 1.d. of PGCPB Res. 98-50, which requires a detailed review of the SDP and the submission of a geotechnical study.

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, to be built in the Eastern Branch stream valley, will be 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 (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 have been and will be the subjects of future SDPs.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions; the conditions applicable to the subject SDP that warrant discussion are 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 partial compliance with the condition regarding overall plan, phasing, and section numbers. A condition of approval prior to certification has been proposed in the

recommendation section of this report to require the applicant to provide the aforementioned information.

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 subject SDP is covered in the stormwater management plan for Phase 3 of the Beech Tree development (8004950-2000-00), which is a revision to the original stormwater management approval 958009110. A review by the Department of Environmental Resources (DER) (Nicole to Zhang, February 9, 2005), has stated that the site plan for Beech Tree, North Village Sections 7, 8 and 9, is consistent with approved stormwater concept plan 008004950-2000.

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 more discussion.

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

Comment: The District Council will be reviewing the subject 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 above Finding 7 for more discussion.

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 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.

9. **Preliminary Plan of Subdivision 4-00010:** Preliminary Plan of Subdivision 4-00010, which covers the subject site, was approved (PGCPB No. 00-127) by the Planning Board on July 6, 2000, 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: A geotechnical report for this portion of the Beech Tree site has been reviewed by the Environmental Planning Section and found to meet all requirements. The Environmental Planning Section staff have reviewed SDP-0415 and determined 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. In some areas special drainage measures, road construction, and foundation construction methods may be needed. A condition of approval has been recommended by the environmental planner that has been incorporated into the recommendation section as of this report.

16. **The following roadways shall be built to DPW&T's Standard No.12 (36-foot pavement within a 60-foot right-of-way) or as determined by DPW&T and as approved by the Planning Board at the SDP stage:**
- **Presidential Golf Club Drive, loop road, from Beechtree Parkway to Leeland Road.**
 - **Road "N", from the intersection of Presidential Golf Club Drive to its intersection with Road "O".**
 - **Beech Tree Parkway, the entire length other than the divided portion at its eastern limits.**
 - **Road "D", from Beechtree Parkway to Moors Plain Boulevard.**
 - **Moors Plain Boulevard, from Beech Tree Parkway to Road "D".**
 - **The future roadway (the fifth access to Beechtree Subdivision) southeast of the proposed middle school. The exact location of this road (stub connection) needs to be shown on the preliminary plat.**
17. **The following roadways shall be built to DPW&T's Standard No. 14 (80-foot right-of-way) or as determined by DPW&T and approved by the Planning Board at the SDP stage:**

- The future un-named roadway tie-in to Village Drive extended, northeast of the proposed middle school.
 - Moors Plain Boulevard, from Road "D" to Leeland Road.
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 Beechtree Parkway.
 - Moores Plain Boulevard, from the recreational center/proposed roundabout to Leeland Road.

Comment: The above improvements are located in the East Village and southern part of North Village of Beech Tree. The conditions are not applicable to the subject SDP, which covers only Sections 7, 8 and 9 of the North Village, which are located at the most northerly part of the development.

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: A master plan trail in a north/south orientation is located along the east boundary line of North Village Section 1. Per a review by the Department of Parks and Recreation (DPR), the above condition has not been fully satisfied yet. A condition of approval has been proposed by DPR and has been incorporated into the recommendation section of this report.

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.
24. Building permits shall not be approved for residential lots adjoining the M-NCPPC right-of-way easement containing the master plan trail until the portion of the trail adjoining such lots is under construction.

Comment: A master plan stream valley trail is located along the western boundary (in Collington Branch) of the Beech Tree development to the west of the subject site, but no lots are adjoining the master plan trail. A condition of approval has been proposed to require the applicant to provide at least one connection from the subject site to the master plan trail.

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 was 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 specific design plan 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 June 3, 2005 (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 by transportation improvements.

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% funded in a CIP/CTP or otherwise provided by the applicant, heirs, successors or assigns:**

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 the Prince George's County Department of Public Works and Transportation.

The applicant also indicates in the letter that the proposed dwelling units will be developed during Phase III residential development and will fall into building permit range of 132-1,000 units. Per the staging plan as approved with SDP-9907, the following improvements are required:

3. **Prior to the issuance of the one hundred and thirty second (132nd) 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 (3) exclusive through lanes from 1,000 feet north of Trade Zone to 2,000 feet south of Trade Zone Avenue.**
 - b. **Construct internal site connection from Beech Tree Parkway to Leeland Road.**
 - c. **Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.**

Comment: The above requirements have been incorporated into the conditions of approval for this SDP, specifically as Condition 10 in the recommendation section of this report. Since most of the improvements in the staging plan as approved with SDP-9903 fall into the jurisdiction of the State Highway Administration (SHA), the enforcement of the improvements is carried out by SHA. All conditions related to the approved staging plan govern each specific detail plan.

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. The original 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, four additional approvals have been granted by the Planning Board.

Of three conditions attached to the approval of SDP-0001, none of them is applicable to the review of this SDP. The four revisions are all Planning Director/designee-level cases. No conditions are 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 general conformance with SDP-0001 and its revisions.

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

- a. The proposed 140 single-family detached and attached 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 general compliance with the requirements of the R-S Zone as stated in Sections 27-511, 512, 513 and 514 with regard to permitted use and other regulations such as general standards and minimum size of property.
- b. The proposed single-family detached part of this application will use architectural models approved under the umbrella Specific Design Plan SDP-0001 for architecture for the Beech Tree development. The proposed single-family attached portion of this application

will use townhouse models approved under Specific Design Plans SDP-0314 and 0315. For the general layout and other design considerations, the subject specific design plan must conform to the following design guidelines for townhouses. Section 27-274(a)(1)(B), Design Guidelines, of the Zoning Ordinance states that the plan shall be designed in accordance with the following guidelines:

(B) The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.

(11) Townhouses and three-family dwellings.

(A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

Comment: The proposed townhouse portion of this SDP application is located in North Village, Section 9, with a 100-year floodplain to the west and south. The townhouse section follows a typical townhouse development layout with sticks along both sides of a curvilinear internal street. It is only in the northeast part of development that the townhouse buildings are back toward the single-family detached lots. But the existing woodland has been retained to serve as a buffer between the townhouse section and the single-family detached lots. The application is in general conformance with this requirement. All the rest of the buildings back up to either the 100-year floodplain or the park.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

Comment: All the townhouse units are fronting on the internal street. The 57 units of townhouses are distributed in 14 building sticks. The layout is acceptable.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

Comment: The recreational facilities are not located immediately adjacent to the proposed townhouses and are not within walking distance of the townhouses. A condition of approval that requires a tot lot be provided in the townhouse section of this application has been proposed below.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

Comment: The designs of the abutting units to the extent possible avoid using repetitive architectural elements. A variety of architectural features and design treatments, such as roofline, window and door treatments, projections, colors and materials, has been employed in the elevation designs.

- (E) To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

Comment: The above requirement is not readily applicable to this SDP because there are no parking lots and public rights-of-way directly facing the rears of the proposed townhouse units. The layout of the townhouses ensures that the fronts of the townhouses face the streets and the rears back up to the floodplain to the extent possible.

- (F) Attention should be given to the aesthetic appearance of the offsets of buildings.**

Comment: Various design elements like bay windows, trims, building projections, and porches have been used to create offsets for the buildings and give them an aesthetic appearance.

Section 27-433, R-T Zone (Townhouse), prescribes detailed design requirements for townhouses regarding dwellings, streets, access to individual lots, utilities, minimum area for the development, common area, front elevation, and site plan. The application complies with most of the requirements except for the requirement on finishing of the front facade that warrants the following discussion because no information has been provided with this application:

(d) Dwellings

- (7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front facade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one "front."**

Comment: Since no information regarding the above requirement has been provided with this application, a condition of approval has been added to ensure that a minimum of 60 percent of the total number of units have a brick front façade.

(k) Site Plan

(2)(A) An identification of two (2) or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and

(B) The type and location of required streetlights.

Comment: Since no information regarding the above requirements has been provided with this application, two conditions of approval have been proposed in the recommendation section of this report to require the applicant to provide the required information prior to certificate approval of this detailed site plan. Given that the townhouse units included in this application are just a portion of the townhouse development within the Beech Tree project, the condition of approval on barrier-free units allows the application either to identify two or more units within this application or to provide them at different locations within the proposed larger development.

c. 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, rescue, police, public school, 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 were not approved until the Planning Board approved SDP-9907 on June 8, 2000. Per a review by the Transportation Planning Section (September 19, 2005, Burton to Zhang), the subject specific design plan 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 or planned to be completed in the near future.

As with other public facilities such as fire engine, ambulance, paramedic, and police services, the Public Facilities and Historic Preservation Planning Section, in a memorandum (Izzo and Harrell to Zhang), indicated that the population generated by the proposed residential development will be adequately served by the existing paramedic and police services. However, the existing fire engine and ambulance services are beyond response time guidelines. In order to alleviate the noted inadequacies, the public facilities planner has calculated the amount of contribution required to constitute the applicant's fair share toward the provision of the new Leeland Road Fire Station and ambulance services. A condition of approval has been proposed in the recommendation section of this report to require a fee of \$201.65 for each unit prior to the issuance of a building permit.

(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 Department of Environmental Resources (Nicol to Zhang, July 5, 2005) has stated that the proposal is consistent with approved stormwater management concept plan 008004950-2000-00. 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/49/98-06, has been submitted with this SDP. TCPII/49/98-09 has been found to meet the requirements of the Woodland Conservation Ordinance according to the review by the Environmental Planning Section. The Environmental Planning Section recommended approval of the subject SDP and TCPII/49/98-09 subject to certain conditions that have been incorporated into the recommendation section of this report.

14. ***Landscape Manual:*** The proposed construction of single-family detached houses in the R-S Zone is subject to Section 4.1, Residential Requirements, and not subject to Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*. But Section 4.7 standards of the *Landscape Manual* should be used as a guide to appropriate standards in the comprehensive design zone.

- a. The subject specific design plan includes 140 dwelling units, of which 57 are townhouse units, 79 lots are smaller than 9,500 square feet, and 4 lots are between 9,500 to 19,999 square feet. Per Section 4.1(c), (d) and (f), 174 shade trees and 140 ornamental or evergreen trees are required. The landscape plan provides 195 shade trees and 196 ornamental trees or evergreen trees and complies with the *Landscape Manual*. However, the landscape plan does not break down the calculation pursuant to the lot size and does not specifically refer to a Section 4.1 schedule. A condition of approval has been proposed in the recommendation section of this report to require the applicant to revise the landscape plan accordingly, prior to certification of this specific design plan.
- b. Five townhouse buildings in Section 9 back to the single-family detached lots. The landscape plan preserves the existing wooded area in most parts of the space between the townhouse buildings and the single-family lots. But not enough landscape screening has been provided along the rear of townhouse units 180 to 186 in order to buffer the townhouses from the adjacent single-family detached houses. A condition of approval

has been provided to require the applicant to provide a minimum ten-foot wide landscape bufferyard and landscape schedule consisting primarily of evergreen trees and shrubs pursuant to the standards of a Type A bufferyard of the *Landscape Manual*.

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, TCPI/73/97.
 - a. The detailed forest stand delineation (FSD) was previously reviewed with the approval of CDP-9706 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/49/98-09, submitted with this application, has been reviewed 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, subject to certain conditions.
16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
 - a. The Community Planning Division (Foster to Zhang, June 15, 2005) has stated that there are no master plan or General Plan issues related to this specific design plan. General Plan and master plan issues were addressed during the review of previous applications.
 - b. The Transportation Planning Section (Burton to Zhang, September 19, 2005) 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 indicates that the actual building permits approved to date have been 178, which is within Phase III of the residential development (residential building permits 132-1,000) and concludes that the subject development as proposed in SDP-0415 will be adequately served. The transportation improvements that are applicable to the subject SDP related to Phase III residential development have been identified and incorporated into the conditions of approval of this SDP.

In a separate memorandum (Shaffer to Zhang, July 19, 2005) on specific design plan review for master plan trail compliance, the Transportation Planning Section noted that a master plan trail immediately to the west of the North Village in the land along Collington Branch impact the subject application. The submitted site plan reflects sidewalks along only one side of all internal streets, which is not consistent with the previous recommendations. The trails planner provides four conditions of approval, of which two conditions were attached to the approval of Preliminary Plan of Subdivision 4-00010.

Comment: The subject detailed site plan does not show the location of the master plan trail referred by the Trails Planner. A condition of approval has been proposed in the

recommendation section to require the applicant to show the master plan trail on the specific design plan.

Of the four conditions of approval provided by the trails planner, two conditions were attached to the approval of Preliminary Plan of Subdivision 4-00010, which will be enforced at time of building permit. The Urban Design staff has incorporated two conditions recommended by the trails planner into this report regarding sidewalks and connector trail to the master plan trail along Collington Branch.

- c. The Environmental Planning Section (Stasz to Zhang, September 27, 2005) has recommended approval of Specific Design Plan SDP-0415 and TCPII/49/98-09 subject to five conditions. These conditions of approval for the SDP have been incorporated into the recommendation section of this report.
- d. The Subdivision Section (Chellis to Zhang, June 29, 2005) has indicated that the property is the subject of Preliminary Plan of Subdivision 4-00010 and listed the conditions of approval that are applicable to this SDP. See above Finding 9 for a discussion on the conditions attached to the approval of 4-00010 that are applicable to the review of this SDP. The Subdivision reviewer also has a discussion on the total dwelling units and unit mix of the Beech Tree project.

Comment: On October 9, 1989, the Prince George's County District Council approved Zoning Map Amendment A-9763-C and accompanying basic plan for the subject site (Zoning Ordinance 61-1989) with 17 conditions and 14 considerations, and with the following land use quantities and dwelling unit distribution:

Land Use Quantities*

Gross Residential Acreage:	1,194 acres
Less Half-Floodplain Acreage:	91 acres
Base Residential Acreage:	1,103 acres
Base Residential Intensity (1,103 x 1.6)	1,765 units
Max. Residential Intensity (1,103 x 2.6)	2,869 units

(*Detailed surveys of the northern portion of the site have resulted in a more accurate determination of the amount of floodplain along the Collington Branch. The applicant has now determined that there are 220 total acres of flood plain in the R-S Zone. Thus, half of the floodplain acreage would amount to 110 acres, and the base residential acreage would be 1,194-110=1,084 acres, not 1,103 acres. Similarly, the base residential intensity would be 1,734 dwelling units and the maximum residential intensity would be 2,818 dwelling units.)

Dwelling Unit Percentages*

Minimum Single Family Detached:	37 percent
Maximum Townhouses (Attached):	37 percent
Maximum Multifamily:	26 percent

(*The percentage distribution of different dwelling unit types described above is no longer allowed by the Zoning Ordinance. CB-56-1996 revised Section 27-515

of the Zoning Ordinance to require the following distribution in the R-S Zone, which is codified in Section 27-515(b) Footnote 29: Townhouses—no more than 20 percent; Multifamily—no more than 10 percent; Single-Family Detached—no less than 70 percent.)

At the time of Comprehensive Design Plan CDP-9706 approval, the applicant proposed a total of 2,400 dwelling units with the following unit mix:

Single-family detached	1,680 units	70 percent
Single-family attached (townhouse)	480 units	20 percent
Multifamily	240 units	10 percent

So far three preliminary plans of subdivision have been approved with a total of 2,351 units, of which 240 are multifamily units, 377 are single-family attached (townhouses), and 1,734 are single-family detached units. Based on the SDP notes on the subject SDP provided with this application and the Development Review Division Beech Tree record, a total of 624 single-family detached and 145 single-family attached (townhouses) units have been approved. With the approval of 83 single-family detached and 57 townhouse units as proposed in the subject SDP, the total of single-family detached dwelling units will be 1,010, the total of townhouse units will be 360, and the total of the approved units for the Beech Tree Project will be 1,370. The site plan notes regarding the approved dwelling units for the Beech Tree Project are inadequate. A condition of approval has been proposed in the recommendation section of this report.

- e. The Permit Section (Stone to Zhang, October 4, 2005) has made five comments on the subject SDP regarding the plan's compliance with the Zoning Ordinance. The relevant comments have been incorporated into the conditions of approval for this specific design plan.
- f. The Department of Environmental Resources (Nicole to Zhang, July 5, 2005) has stated that the site plan for Beech Tree, North Village Sections 7, 8 and 9, is consistent with approved stormwater concept plan 7237-2005.
- g. The State Highway Administration (SHA) (Foster to Zhang, June 25, 2005) has stated that SHA has no objection to Specific Design Plan SDP-0415 approval.
- h. The Historic Preservation and Public Facilities Planning Section (Carlson-Jameson and Bienenfeld to Zhang, June 22, 2005) has indicated that the applicant in the Beech Tree project has satisfied the requirements of the Maryland Historical Trust in regard to Phase I /II archeological investigation and no further investigation is required on this portion of the property. The staff further concludes that this application will have no effect on the environmental setting of Beechwood, nor does it impact the Pentland Hills Historic Site, the Hilleary family cemetery, Susan Hodges family cemetery or Smith family cemetery.
- i. The referral comments from the Department of Parks and Recreation (DPR), if any, will be presented at the time of the public hearing for this application.
- j. The Washington Suburban Sanitary Commission (WSSC) (Thacker to Zhang, June 25, 2005) has indicated that a water and sewer extension will be required and the application for extension of the existing project has been submitted to WSSC for review and approval.

- k. The Historic Preservation and Public Facilities Planning Section (Harrell and Izzo to Zhang, August 19, 2005) has reviewed the subject SDP for adequacy of public facilities and found that the existing fire engine and ambulance service are beyond the respective response time guidelines. In order to alleviate the negative impact on fire and rescue services due to the inadequate services listed, the planners recommend one condition that has been incorporated into the recommendation section of this report to require the applicant's fair share contribution of a fee of \$201.65 for each dwelling unit.

The planners also have reviewed the existing police facilities and concluded that the police facility will adequately serve the population generated by the proposed development.

- l. The Department of Public Works and Transportation (DPW&T) (Hijazi to Zhang, August 23, 2005) has provided a standard memorandum regarding street trees, lighting, sidewalks, storm drainage system and soil investigation. The requirements of the DPW&T will be enforced at time of permit.
- m. The Town of Upper Marlboro had not responded to the referral request at the time the staff report was written.

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-0415 for Beech Tree, North Village, Sections 7, 8 and 9, and Type II Tree Conservation Plan TCPH/49/98-09, subject to the following conditions:

- 1. Prior to certificate approval of this specific design plan, the applicant shall
 - a. Revise the site plan and landscape plan as follows:
 - (1) Provide the total number of units previously approved and the total number of units proposed in the subject SDP.
 - (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) Revise the landscape schedule to specifically refer to the Section 4.1 schedule and break down tree calculation pursuant to Section 4.1 (c), (d) and (f).
 - (4) Provide a recreational facility, such as a tot lot in the townhouse section, to be reviewed and approved by the Urban Design Section as designee of the Planning Board.
 - (5) Provide a minimum 10-foot-wide landscape buffer consisting of primarily evergreen trees and shrubs with 40 plant units per 100 linear feet along the rear property lines of the townhouse units 180-186, Block E.
 - (6) Label all abutting HOA parcels consistent with Preliminary Plan of Subdivision 4-00010.

- (7) Provide lot standards for corner lots.
 - (8) Show building setbacks (front, sides and rear) graphically on the site plan.
 - (9) Provide standard sidewalks along both sides of all internal roadways within the subject application.
 - (10) Show the master plan trail on the site plan and provide at least one connector trail from the North Village to the master plan trail along Collington Branch. This connector trail shall be included in the detailed construction plans for the master plan trail that are to be submitted to the Department of Parks and Recreation for review and approval prior to issuance of the 2,000th building permit.
 - (11) Provide a parking calculation table for the townhouse section and identify the required parking spaces for the physically handicapped on the site plan.
 - (12) Show the location of the proposed streetlights on the site plans in the townhouse section and provide lighting fixture details on the detail sheet.
 - (13) Either identify two or more dwelling units which have the potential to be made accessible through barrier-free construction within this SDP or at different locations within the rest of the townhouse sections prior to issuance of the 100th townhouse building permit.
- b. Revise Type II Tree Conservation Plan, TCP/II/49/98-09, as follows:
- (1) Revise the phased worksheet to include the acreage of each phase.
 - (2) Have the revised plan signed and dated by the qualified professional who prepared the plan
2. Prior to approval of each building permit for a dwelling unit, the applicant shall demonstrate to the satisfaction of the Urban Design Section that prices of proposed dwelling units will not be lower than the following range (in 1989 dollars):
- | | |
|-------------------------|--------------------|
| Single-Family Detached: | \$225,000-500,000+ |
| Single-Family Attached: | \$150,000-200,000+ |
4. The final plat shall show all 1.5 safety factor lines and a 25-foot building restriction line (BRL) 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 BRL, subject to prior written approval of the Planning Director, M-NCPPC, and DER.”

5. At the time of issuance of each building permit, the applicant shall pay to the Treasury of Prince George's County the fair share of \$201.65 per unit toward the provision of the Leeland Road Fire Station and ambulance services to alleviate the existing inadequacy.
6. Prior to approval of building or grading permits, the 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 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.
7. Prior to issuance of any permits for Beech Tree, the applicant shall demonstrate to the Environmental Planning Section that all applicable conditions of the state wetland permit have been addressed.
8. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.
9. Prior to issuance of any building permit, the applicant shall provide a soils report addressing specific remedies and their locations in all areas where Marlboro clay presents development problems that shall be reviewed and approved by the Environmental Planning Section and the Prince George's County Department of Environmental Resources. The report shall include a map showing all borehole locations and logs of all of the boreholes, and identify individual lots where Marlboro clay poses a problem.
10. Prior to issuance of the 132nd 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 Trade Zone Avenue to 2,000 feet south of Trade Zone Avenue.
 - b. Construct an internal site connection from Beech Tree Parkway to Leeland Road.
 - c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.
11. At the time of issuance of building permit, exact building footprints shall be shown on the site plan and elevations for each house that shall be provided.
12. No grading or cutting of trees or tree removal on the site (covered by SDP-0415) shall occur until after approval of the specific design plan by the District Council.
13. 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.
14. No two units located next to or across the street from each other may have identical front elevations.
15. 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.