



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

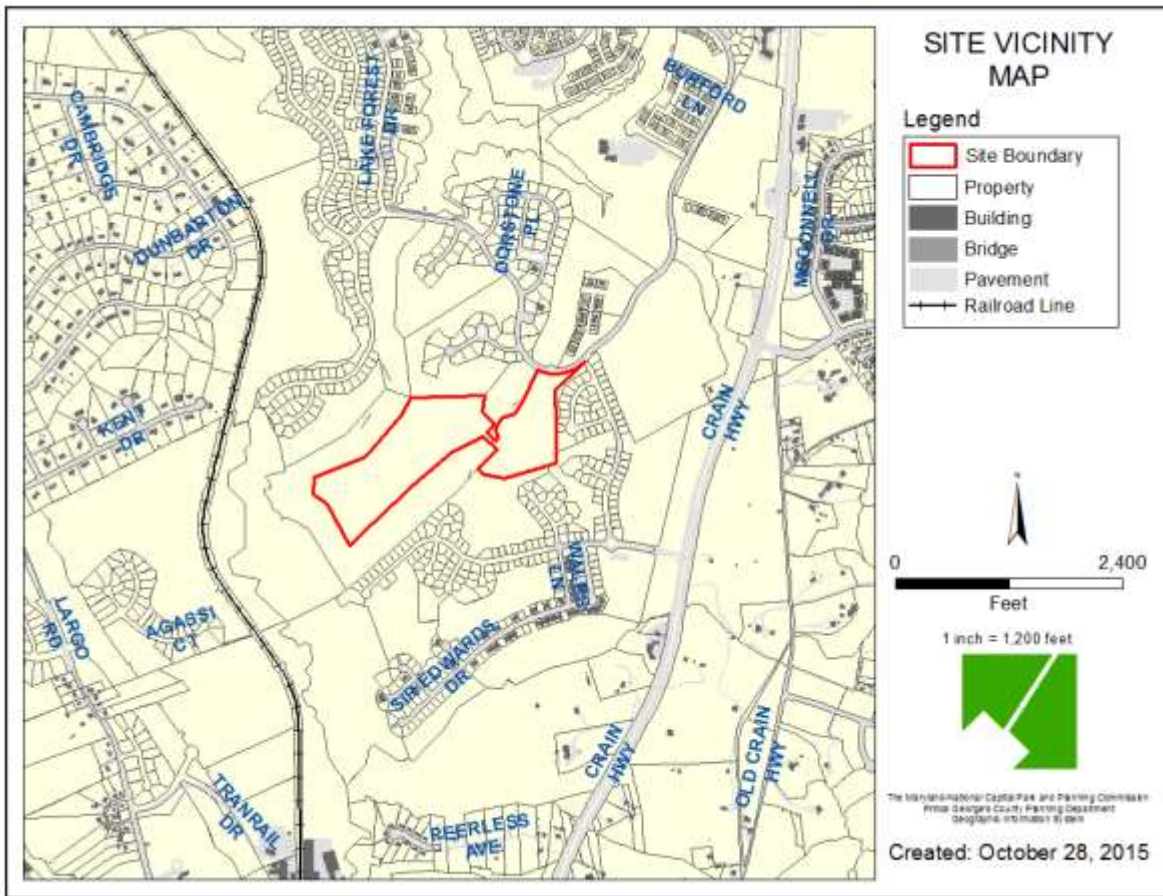
Specific Design Plan

SDP-0416-03

Application	General Data	
Project Name: Beech Tree, South Village, Sections 4 and 5 Location: Southwest quadrant of the intersection of Robert S. Crain Highway (US 301) and Leeland Road. Applicant/Address: VOB Limited Partnership 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Planning Board Hearing Date:	06/23/16
	Staff Report Date:	06/09/16
	Date Accepted:	04/06/16
	Planning Board Action Limit:	Waived
	Plan Acreage:	41.32
	Zone:	R-S
	Dwelling Units:	193
	Gross Floor Area:	N/A
	Planning Area:	79
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13

Purpose of Application	Notice Dates	
Revise Section 5 to replace previously approved 53 single-family detached lots with 141 single-family attached lots and add single-family attached architecture.	Informational Mailing:	02/02/16
	Acceptance Mailing:	03/28/16
	Sign Posting Deadline:	05/24/16

Staff Recommendation			Staff Reviewer: Jill Kosack, RLA, ASLA 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-0416-03
Type II Tree Conservation Plan TCPII-026-12-01
Beech Tree, South Village, Sections 4 and 5

The Urban Design staff has reviewed the revision to a specific design plan (SDP) 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

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

- a. The requirements of the Zoning Ordinance, specifically:
 - Sections 27-511, 27-512, 27-513, and 27-514 governing development in the Residential Suburban Development (R-S) Zone;
 - Section 27-274(a)(1)(B), Design Guidelines;
- b. The requirements of Zoning Map Amendment A-9763-C;
- c. The requirements of Comprehensive Design Plan CDP-9706;
- d. The requirements of Preliminary Plan of Subdivision 4-99026;
- e. The requirements of Specific Design Plan SDP-0416 and its revisions;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

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

1. **Request:** The subject application proposes to replace 53 previously approved single-family detached lots in Section 5 with 141 single-family attached lots, and does not proposed any changes in previously approved Section 4 of South Village, Beech Tree development.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-S	R-S
Uses	Vacant	Single-family detached and attached residential
Acreage (in the subject	41.32	41.32

	EXISTING	PROPOSED
South Village 4		
Lots	52 single-family detached	52 single-family detached
South Village 5		
Lots	53 single-family detached	141 single-family attached
Total	105	193

OTHER DEVELOPMENT DATA—PARKING

	REQUIRED	PROPOSED
52 single-family detached units	104	104
141 single-family attached units	288	353 total* 282 garage spaces 71 on-street spaces

* Note: There are additional possible 282 parking spaces as each single-family attached driveway is large enough to accommodate two parking spaces.

ARCHITECTURAL TYPES (BASE FINISHED FLOOR AREA)

Andrew Carnegie (NV Homes)	2,367 square feet
Armstrong (Haverford Homes)	2,534 square feet
Lafayette (Ryan)	2,156 square feet
Lismore (Lennar)	2,468 square feet
Norwood (Ryan)	2,925 square feet

3. **Location:** The Beech Tree project site is located on the west side of Robert S. Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0416 in South Village, Sections 4 and 5, is located in the southeastern portion, along the southern boundary of Beech Tree development.

4. **Surrounding Uses:** The Beech Tree development, as a whole, is bounded to the north by residential and agricultural land use in the R-A (Residential-Agricultural) Zone and Leeland Road; to the east by residential land use in the R-A Zone and Robert Crain Highway (US 301); to the west by residential and agricultural land use in the R-E (Residential-Estate) and R-L (Residential Low Development) Zones; and to the south by residential land use in the R-S Zone. The subject South Village, Sections 4 and 5, is bounded to the north by other sections of Beech Tree development; to the west and south by the Beech Tree golf course with residential land use beyond; and to the east by residential land use.
5. **Previous Approvals:** The overall site is known as Beech Tree, which was rezoned by the Prince George's County District Council on October 9, 1989 (Zoning Ordinance No. 61-1989) from the R-A Zone to the R-S (Residential Suburban Development) Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 was approved by the District Council for the entire Beech Tree development subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision were reviewed and approved. Only Preliminary Plan of Subdivision 4-99026, approved by the Prince George's County Planning Board on September 9, 1999 and formalized in PGCPB Resolution No. 99-154, is relevant to the subject property.

Two SDPs for the entire site have also been approved for Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for single-family detached architecture for the entire Beech Tree development, which has been revised multiple times.

The original Specific Design Plan SDP-0416 was approved by the Prince George's County District Council on September 18, 2006, subject to 15 conditions, for 84 single-family detached units. The subsequent revision, SDP-0416-02, was approved by the District Council on February 11, 2013, subject to 8 conditions, for a total of 105 single-family detached units.

The current proposed site development has an approved Stormwater Management Concept Plan, 34382-2005-01, which was approved on February 24, 2016 and is valid through February 24, 2019.

6. **Design Features:** South Village, Sections 4 and 5, as previously approved was composed of single-family detached lots in a linear configuration along Pentland Hills Drive, which is named for the included historic site located in Section 4, and which forms a main spine road for the sections. Design for the two villages features houses located on both sides of Pentland Hills Drive and three additional cul-de-sacs that extended southward from it on the western side of the historic site. Section 4 included 52 units organized in two blocks, with Block F containing 29 units and Block G containing 23 units; and Section 5, contained 53 units.

With the subject revision application, Section 4 is to remain unchanged and Section 5 is to be completely revised with the previously approved 53 single-family detached units being replaced with 141 single-family attached, units. The two sections are separated by a swath of environmental features, at which point Pentland Hills Drive will change from a public to a private right-of-way before entering the proposed townhouse section –the new Section 5. Front-loaded garage townhouse units line the edges of the section creating an inward-facing rectangular

development with two internal blocks containing the remainder of the front-loaded garage units. On-street guest parking spaces are provided at the northern and southern ends of the section.

The townhouse models included with this SDP, specifically the Norwood and Lafayette models by Ryan Homes, the Lismore model by Lennar, the Andrew Carnegie model by NV Homes, and the Armstrong model by Haverford Homes, have been approved in various other sections within Beech Tree development. The proposed models all have a two-car garage and offer various options such as brick façades, 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. As in previous sections of Beech Tree, the submitted SDP specifies some townhouses as highly-visible units that require special endwall treatments, standards decks, some with pergolas, and side entrances. Staff agrees with the lots that the applicant specified and that these treatments will create a quality environment for the homeowners. Various conditions of approval, similar to those approved in other sections within Beech Tree, have been included in the Recommendation section of this report to ensure that the superior quality of architecture is maintained for the new Section 5

There is no signage proposed in this revision, as these villages are internal to the Beech Tree subdivision as a whole. Site signage has been reviewed and approved as part of Special Purpose SDP-9905. The site, as part of Beech Tree development, will have access to the adjacent golf course and all of the other public and private recreational facilities that were approved with the overall CDP.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Prince George's County Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the R-S Zone and the site plan design guidelines of the Zoning Ordinance as follows:
 - a. The subject application is in conformance with the requirements of Section 27-511, Purposes; Section 27-512, Uses; Section 27-513, Regulations; and Section 27-514, Minimum Size Exceptions, governing development in the R-S Zone. The proposed residential lots are a permitted use in the R-S Zone, per Footnote 29 of Section 27-515(b), which reads in part as follows:

Footnote 29

Except as provided in Section 27-480(g), for Specific Design Plans for which an application is filed after December 30, 1996, the following restrictions shall apply. Townhouses may comprise not more than the following percentages of the total number of dwelling units included in the Comprehensive Design Plan: in the R-L Zone, twenty percent (20%); R-S, twenty percent (20%); R M, thirty percent (30%); R-U, thirty percent (30%); L-A-C, forty percent (40%); and M-A-C, thirty percent (30%). Multifamily dwelling units may comprise not more than...Notwithstanding the above, in the R-S Zone, the applicant may propose townhouses up to thirty-five percent (35%) of the total number of dwelling units included in the Comprehensive Design Plan, provided the subject property consists of at least 1,000 acres and abuts land in the C-S-C Zone, contains a fully operational 18-hole golf course, and was placed in the R-S Zone prior to January 1, 1990.

The last sentence of Footnote 29 was added per County Council Bill CB-53-2015 for the Beech Tree subdivision as it meets all of the qualifiers listed. The applicable Comprehensive Design Plan CDP-9706 was approved for a maximum of 2,400 dwelling units, which was broken down as 1,680 single-family detached, 480 single-family attached (townhouse), and 240 multifamily (apartment) units as allowed by the R-S zoning at that time. Under the revised Footnote 29, a maximum of 35 percent of the original 2,400 units approved with the CDP may be townhouses, or a total of 840 units. With this submittal, the total number of townhouses in the overall Beech Tree development would have a total of 840 townhouse lots as allowed.

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

Condition 16

The District Council shall review the comprehensive and specific design plans for approval.

Comment: The case will be transmitted to the District Council for mandatory review at the conclusion of the Planning Board approval process.

Consideration 5

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

Comment: The preservation of the primary management area (PMA) to the fullest extent possible would address this consideration. The Environmental Planning Section reviewed the PMA impacts approved under the preliminary plan and previous SDPs. This is discussed further in Finding 15(h) below requiring some additional information regarding PMA impacts.

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 was met by the creation of Condition 1(d) of PGCPB Resolution No. 98-50, which requires a detailed review of the SDP and the submission of a geotechnical study. A geotechnical report for Beech Tree South Village was submitted with the original SDP-0416. High-risk areas do occur on this portion of Beech Tree site. In some areas mitigation factors, special drainage measures, road construction, and foundation construction methods may be needed. A mitigated 1.5 safety factor line has been provided on the SDP and Type II tree conservation plan (TCP II) plan which shows that the development envelop is located outside of the area of concern.

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

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

Comment: The required legible overall plan of Beech Tree project, including all phase or section numbers and specific design plan numbers, is included on the coversheet of this SDP. Parallel information is included on the accompanying Type II tree conservation plan (TCP II).

7. **Every Specific Design Plan for Beech Tree shall adhere to Stormwater Management Concept Plan #958009110 or any subsequent revisions. The applicant shall obtain separate Technical Stormwater Concept 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 above condition requires the applicant to obtain a separate stormwater management concept approval for each successive stage of development prior to SDP or preliminary plan approval. The previous SDP approvals were found to be in conformance with approved Stormwater Management Concept Plan 34382-2005-00. DPIE requires that the approved concept be revised to reflect the Marlboro Clay at this time. Therefore, a condition has been included in the Recommendation section of this report requiring this revision.

14. **Pursuant to the conditions imposed by the Prince George's District Council on Zoning Application No. A-9763-C, prior to approval of each Specific Design Plan for residential uses, the applicant shall demonstrate to the satisfaction of the Planning Board and the District Council that prices of proposed dwelling units will not be lower than the following ranges (in 1989 dollars):**

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

In order to insure 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: Such condition has been included in the Recommendation section of this report.

15. **The Specific Design Plan for Beech Tree in which the Pentland Hills Historic Site (#79-38) is located shall include the results of the Phase I and Phase II archeological survey work completed for Pentland Hills. Prior to approval of this Specific Design Plan, the results of the archeological survey shall be reviewed by the Historic Preservation Section to determine whether sufficient documentation has taken place on the Pentland Hills Historic Site. If additional documentation is determined by the Historic Preservation Section to be necessary, that documentation shall be completed and approved by the Historic Preservation Section prior to release of any grading or building permits pursuant to the subject Specific Design Plan. An**

Historic Area Work Permit shall be obtained for removal of the Pentland Hills ruins.

Comment: This issue is discussed further in Finding 15(a) below, which concludes that sufficient documentation of Pentland Hills has occurred, and a Historic Area Work Permit has been obtained for the removal of the ruins.

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

Comment: The case will be transmitted to the District Council for mandatory review at the conclusion of the Planning Board approval process.

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

Comment: A note requiring the above should be added to the subject SDP.

10. **Preliminary Plan of Subdivision 4-99026:** The Preliminary Plan of Subdivision, 4-99026 governing the subject site, was approved by the Planning Board on October 14, 1999 (PGCPB Resolution No. 99-154), subject to 22 conditions. The validity period for the preliminary plan was extended to December 31, 2017 pursuant to County Council Bill CB-80-2015. A final plat for the subject property must be accepted by The Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Department before the preliminary plan expires or a new preliminary plan is required. The following conditions of the preliminary plan approval are applicable to the subject SDP and warrant discussion as follows:

1. **As part of the submission of a Specific Design Plan (SDP) for any of the High Risk Areas, the applicant, his heirs, successors and/or assigns shall submit a geotechnical report for approval by 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.**
2. **At the Specific Design Plan stage, the applicant, his heirs, successors and/or assigns shall submit a noise study. Residential building envelopes are conceptual in nature and may be shifted at the approval of the Specific Design Plan when the noise study is approved by the Planning Board. The study shall specify the site and structural mitigation measures incorporated into the development to minimize noise intrusion and prevent noise levels exceeding 65 dBA (Ldn) exterior. Lots which cannot meet the noise level requirements shall be removed.**

Comment: The required geotechnical report and noise study were received by staff and reviewed by the Environmental Planning Section. They found the proposed development feasible as long as the recommendations contained in the geotechnical report are adhered to, and that the submitted noise impacts from US 301, as evaluated in the submitted noise study, would not be a concern with the current application.

3. **Prior to the approval of the specific design plan, the applicant shall provide appropriate screening between the cart path and Lots 106-110, Block A. If such screening is deemed ineffective, one or more of these lots shall be eliminated.**

Comment: Appropriate screening between previous Lots 106–110, Block A, (current Lots 13-16, Block G) has been provided and elimination of any of these lots appears to be unnecessary.

6. **In accordance to HAWP #13-98, prior to approval of the Specific Design Plan for that portion of the public road within 100 feet of the Pentland Hills site, the applicant, his heirs, successors and/or assigns shall create the structural replication of the footprint of the Pentland Hills plantation house and prepare informational plaques and brochure, all to be reviewed by staff of the Historic Preservation Section for conformance to HAWP #13-98. The applicant, his heirs, successors and/or assigns shall also work with staff regarding donation to the Newel Post of recyclable architectural features from the house and/or outbuildings.**

Comment: A recommended condition below requires that, prior to issuance of the first residential building permit connected with this SDP, the applicant shall complete the replication of the Pentland Hills foundation and install associated interpretive signage within the Pentland Hills environmental setting in conformance with this requirement. Historic Preservation staff has indicated that the applicant has fulfilled his requirements regarding donations.

11. **All internal, HOA trails shall be six feet wide and asphalt. All bikeways shall be designated with striping and/or appropriate bikeway signage.**

Comment: There are no internal homeowners association (HOA) trails included in the subject SDP. Therefore, this requirement is not applicable to the subject project.

21. **All trails shall be constructed to assure dry passage. If wet areas must be traversed, suitable structures shall be constructed. Designs for any needed structures shall be reviewed by DPR.**

Comment: There are no trails included in SDP-0416-03; therefore, this requirement is not applicable to this application.

11. **Specific Design Plan SDP-0416 and its revision:** Specific Design Plan SDP-0416 for South Village, Sections 4 and 5, was approved by the District Council and on September 18, 2006, subject to 15 conditions, for 84 single-family detached units. A proposed first revision was never approved for the project, so there were no requirements from that revision which warrant evaluation in the subject case. The subsequent revision, SDP-0416-02, was approved by the District Council on February 11, 2013, subject to 8 conditions, for a total of 105 single-family detached units. The subject application replaces the previous approvals in their entirety and the previous conditions of approval have been carried forward as appropriate. One condition from the District Council's approval of SDP-0416-02 warrants discussion as follows:

8. **If after the golf course is completed and in use and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the golf course with landscape screens or nets, as determined by the Planning Director and in heights and locations specified by the Planning Director,**

sufficient to prevent the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.

Comment: The golf course has been constructed and has been in use for some time. The current application proposes to increase the number of residential units to be built in close proximity to the golf course. In order to identify current issues and avoid future issues related to errant balls, it is recommended that an errant ball study be prepared based on the golf course as built and potential errant ball issues based on the revised development plan be submitted and determined acceptable by staff prior to certification of the SDP. The purpose of the study is to determine if there are existing errant ball issues, forecast any additional errant ball issues which might occur based on the increased density proposed in vulnerable locations, and propose appropriate mitigation measures which be implemented to address existing or future errant ball issues. Relevant conditions have been included in the Recommendation section of this report requiring the specified errant ball study.

12. **Prince George's County Landscape Manual:** The proposed single-family residential lots in the R-S Zone are subject to Section 4.1, Residential Requirements; Section 4.6, Buffering Development from Streets; Section 4.7, Buffering Incompatible Uses; and Section 4.9, Sustainable Landscaping Requirements, and Section 4.10, Street Trees Along Private Streets, of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).
- a. **Section 4.1, Residential Requirements**—Section 4.1 requires a certain number of plants for different types of residential lots. The submitted SDP provides the correct schedules showing the requirements being met for the townhouse lots and the single-family detached lots.
 - b. **Section 4.6, Buffering Development from Streets**—Section 4.6 requires that, when rear yards of single-family detached or attached dwellings are oriented toward a street, a buffer area should be provided between the yard and the street. On the subject application, that includes multiple townhouse lots for which appropriate landscape schedules are provided on the plan. However, the schedules and landscape plan do not match, nor do they always show the requirements being met. The landscape plan and schedules should be revised to concur and show the requirements being fully met. Therefore, a condition requiring this revision has been included in the Recommendation section of this report.
 - c. **Section 4.7, Buffering Incompatible Uses**—The subject application requires a buffer along the adjacent incompatible golf course land use, that surrounds the majority of these sections. The landscape plan provides the correct schedules showing the requirements being met. However, for Bufferyard 4, which is between the townhouse portion of the site and the golf course, the schedule says 99 percent is occupied by existing woodlands, which does not match what is shown on the landscape plan. The landscape plan and schedule should be revised to concur and show the requirements being fully met. Therefore, a condition requiring this revision has been included in the Recommendation section of this report.
 - d. **Section 4.9, Sustainable Landscaping Requirements**—The site is subject to Section 4.9, which requires certain percentages of native plants be provided on-site, along with no invasive plants, and no plants being planted on slopes steeper than three-to-one.

The landscape plan provided the appropriate schedule showing the requirements being met.

- e. **Section 4.10, Street Trees along Private Streets**—Section 4.10 provides specifications for the planting of street trees along private streets, which apply to the townhouse portion of the subject development. The submitted landscape plan provides the required schedule showing the requirements of this section being met.

- 13. **Prince George's County Woodland Conservation and Tree Preservation Ordinance:** The subject application is grandfathered from the requirements in Subtitles 24 and 27 of the Prince George's County Code that came into effect on September 1, 2010 because the project has a previously approved preliminary plan and specific design plan. The project is also grandfathered from the requirements of Subtitle 25, Division 2, the Woodland and Wildlife Habitat Conservation Ordinance, because it has a previously approved tree conservation plan.

A forest stand delineation and Type I Tree Conservation Plan, TCPI-073-97, were approved with CDP-9407. A Type II Tree Conservation Plan, TCPII-049-98, was initially approved with SDP-9803 for the golf course, which covered the entire Beech Tree site. As each SDP was approved for Beech Tree development, TCPII-049-98 was revised. With the approval of SDP-0415-02, a separate Type II Tree Conservation Plan, TCPII-026-12, was developed for the SDP area under review. A revision to that plan, TCPII-026-12-01, was submitted with the current application.

The current application proposes the clearing of 28.63 acres on the net tract, and 0.78 acres of primary management area (PMA). The separated TCPII proposes to provide 8.85 acres of on-site preservation, and 3.53 acres of afforestation/reforestation, of which 0.20 acres is proposed in natural regeneration on an individual worksheet. The overall woodland conservation acreage provided in South Village, Sections 4 and 5 has been reduced by 0.52 acres, from the prior SDP-0416-02 approval.

The numbers proposed on the separated individual worksheet for TCPII-026-12-01 are consistent with the numbers shown on the cumulative worksheet for the entire project, and match the page by page woodland conservation summary sheet. The cumulative tracking of overall woodland conservation proposed development activities now indicates a total woodland conservation requirement of 329.36 acres for Beech Tree development based on 1,184.08 acres of gross tract area and 388.47 acres of clearing.

Unfortunately, the cumulative woodland conservation worksheet indicates that only 325.13 acres of on-site woodland conservation has been provided, which is 4.63 acres less than the woodland conservation requirement for the site. Conditions of approval which were imposed on the overall Beech Tree development require that all woodland conservation to be provided on-site. Therefore, a condition has been included in the Recommendation section of this report requiring revisions to demonstrate the full woodland conservation being provided on-site. Additional conditions that require technical revisions to the TCPII prior to certification are also included in this report.

- 14. **Prince George's County Tree Canopy Coverage Ordinance:** Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of tree canopy coverage (TCC) on projects that require a building or grading permit for 5,000 square feet or greater of gross floor area or disturbance. Properties that are zoned R-S are required to provide a minimum of 15 percent of the gross tract area in tree canopy. The subject property is 41.32 acres in size, resulting in a TCC requirement of 6.2 acres. A TCC schedule was provided showing that the

requirement is being met on-site by the retention of existing woodlands and the proposed plantings.

15. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. **Historic Preservation Section**—In a memorandum dated April 12, 2016, the Historic Preservation Section provided the following discussion:

Background

Specific Design Plan application SDP-0416-03 Beech Tree, South Village, Sections 4 and 5 is part of the approximately 1,212-acre Beech Tree residential/golf course development that includes Beechwood Historic Site (79-060), Pentland Hills Historic Site (79-038) and two family cemeteries: Hodges Family Cemetery (79-113) and Smith-Tomlin Family Cemetery (79-114). This application includes the Pentland Hills Historic Site, located in South Village Section 4, but does not affect the environmental settings of Beechwood, the Hodges Family Cemetery or the Smith-Tomlin Family Cemetery. Built in the 1830s and later, the house at Pentland Hills was of an unusual plan: a frame house with two gambrel-roof sections joined by a perpendicular stair passage. Pentland Hills had a floor plan that was unique in Prince George's County. The south section was built in the 1830s as the home of Benjamin Hodges, on the site of an earlier plantation house of the Whitaker family. Pentland Hills remained in the possession of the Hodges descendants until 1912, at which time it was sold to the Danenhowers, who undertook a major renovation. The house was abandoned in 1960. Nevertheless, because of its unusual character, the house was designated a historic site in 1981. In ruinous condition, the house was demolished as part of Historic Area Work Permit (HAWP) 27-07 in November 2007.

A condition of PPS 4-98063 required a HAWP to be granted by the Historic Preservation Commission (HPC) for the demolition of Pentland Hills. HAWP 13-98 for demolition of the Pentland Hills ruins was issued by the Historic Preservation Commission on December 15, 1998 with the following conditions:

- Donation to the Newel Post of any recyclable features;
- Installation of interpretive signs and the preparation of a brochure providing information on historic Pentland Hills; and
- Structural replication in situ of the footprint of the Pentland Hills plantation house.

HAWP 13-98 expired without completion. As a substitute, the applicant submitted HAWP 27-07 in 2007, which was approved by the HPC on July 17, 2007. Historic Area Work Permit 27-07 for demolition of the Pentland Hills ruins was issued with the following conditions:

1. **The applicant shall replicate the precise location of the foundation footprint of the Pentland Hills house site within the open space associated with the golf course, using interpretive materials to demonstrate the stages of the building's construction. The Historic Preservation Commission shall review and approve the materials and construction techniques to be used.**

2. **The applicant shall prepare text for historical markers or interpretive plaques to be placed both within the Pentland Hills Historic Site Environmental Setting and at the public road nearest to it. The applicant shall consult with the Department of Public Works & Transportation regarding the placement of an interpretive sign within the right-of-way of the nearest public road. The applicant shall also prepare an informational brochure about Pentland Hills and the archeological site to be distributed through the sales center for South Village, Sections 4 and 5, and later, through the development's golf center and community center. The applicant shall produce at least 1,500 brochures per year to be available for a period of at least 3 years, and the brochure shall also be available on the Beech Tree community website. Text for the brochure shall be reviewed and approved prior to the issuance of the Use & Occupancy permit for the sales center for Sections 4 and 5, South Village, Beech Tree. Text for both the plaques and the brochure shall be reviewed and approved by the Historic Preservation Commission.**
3. **The applicant shall retain a preservation consultant or an archeologist to monitor the careful demolition of the main house and document the character of the building foundation as the basis for its reconstruction once the site is re-graded. The consultant shall notify M-NCPPC staff at critical points in the demolition process, so that staff may observe. The applicant's consultant shall provide a report analyzing the evidence generated by the demolition. As part of the monitoring, the applicant shall develop detailed reconstruction plans based on the on-site investigations for staff review. The applicant shall work with staff to develop detailed specifications for the reconstruction of the building footprint and the required interpretive signage to be located within the Environmental Setting for the Pentland Hills Historic Site 79-038.**
4. **The applicant shall complete the work of HAWP 27-07 prior to the issuance of the first building permit associated with SDP-0416, Beech Tree, South Village, Sections 4 & 5.**

Findings

- (1) The subject application includes the Pentland Hills Historic Site, 79-038 in the Prince George's County 2010 *Approved Historic Sites and Districts Plan*.
- (2) Several conditions from previous applications are relevant to the subject application including CDP-9706, PPS 4-99026, SDP-0113-01, and SDP-0416-02. Although these applications deal with different sections of the development, there are a number of conditions common to them. In particular, SDP-0113, Beech Tree, South Village, Phase I, Sections 1-3, and SDP-0416-02, Beech Tree, South Village, Sections 4 and 5, include conditions that address the reconstruction of the foundation footprint, and the installation of interpretive signage within the revised environmental setting.
- (3) Phase I and II archeological investigations of the Pentland Hills site were conducted by MAAR Associates, Inc. at the request of Mark Vogel Companies in 1989. MAAR Associates, Inc., produced a Phase I and II report for Ryko

Companies, Inc. in 1998. One archeological site, 18PR557, was documented around the Pentland Hills Historic Site. The consultant recommended that the Pentland Hills site be preserved in place within a historic park where the foundations and artifact-bearing soil layers could be exhibited.

Phase III data recovery archeological excavations were conducted at the Pentland Hills site (18PR557) by R. C. Goodwin and Associates, Inc. in 2006. The Phase III investigations were required by the Maryland Historical Trust through a Programmatic Agreement. The Final Phase III report was approved by Historic Preservation staff in October 2007.

- (4) The applicants' request for a determination of Environmental Setting for Pentland Hills was reviewed by the HPC at its July 17, 2007 meeting. The HPC resolved that the request to reduce the Environmental Setting for Pentland Hills (79-038) to 4,118 square feet as depicted on the site plan dated July 17, 2007 be granted.
- (5) Pentland Hills was demolished in September 2007 through HAWP 27-07. The applicant's historic preservation consultant and the Historic Preservation Section's archeologist observed the careful demolition of the building and recorded the actual dimensions of its footprint. A report detailing the construction techniques used and the evolution of the building for use in the required replication of the foundation, was prepared by the applicant's historic preservation consultant and was submitted to Historic Preservation staff in November 2007.
- (6) The applicant submitted HAWP 28-12 to: (a) replicate the historic footprint of the Pentland Hills Historic Site according to the specifications of preservation consultant, Daniel Filippelli's September 2007 report on the demolition and documentation of Pentland Hills at a new grade and a new location within Parcel C of Specific Design Plan SDP-0416-02; and (b) provide language and details for interpretive plaques at the site and an informational brochure on Pentland Hills to be distributed in the development's sales center. After reviewing the application, staff report, the testimony, and the discussion at the Public Appearance on September 18, 2012, the Historic Preservation Commission concluded that HAWP 28-12 should be approved in concept.
- (7) Conditions 2 and 3 of the District Council Resolution for SDP-0416-02 relate to the Pentland Hills Historic Site.

Conclusions

- (1) The subject application, SDP-0416-03, accurately shows the location of the Pentland Hills reconstructed footprint and the proposed locations of interpretive signs.
- (2) All archeological investigations have been completed on the Pentland Hills site, 18PR557.
- (3) The HPC issued a concept approval of HAWP 28-12 on September 19, 2012 because the work outlined in the HAWP was associated with the Planning

Board's approval of SDP-0416-02. The concept approval was based on the applicant's compliance with the following condition:

1. **Final approval of HAWP #28-12 shall be delegated to staff and based on the Planning Board's approval of SDP-0416-02. Any significant changes to HAWP #28-12 that result from the Planning Board's approval of SDP-0416-02 shall be reviewed by the HPC prior to final approval; minor changes to the application shall be reviewed and approved by staff.**
- (4) The Prince George's County Planning Board approved Specific Design Plan SDP-0416-02 on November 29, 2012 without any changes to the work outlined in HAWP 28-12 (PGCPB Resolution No 12-104). The District Council affirmed and adopted the Planning Board's findings and conclusions as stated in PGCPB Resolution No. 12-104 on February 11, 2013. As a result, staff was authorized by the Historic Preservation Commission to issue the final decision on HAWP 28-12, which occurred on October 8, 2013. A one-year extension of HAWP 28-12 was granted to the applicant on September 14, 2015. HAWP 28-12 will expire on October 8, 2016. If the approved work is not completed by that date, the applicant must apply for a new Historic Area Work Permit.
- (5) Condition 2 of the District Council Resolution for SDP-0416-02 has not been satisfied. Therefore, this condition should be carried forward with the subject application. Condition 3 has been satisfied.

Recommendation

The Historic Preservation Section recommends that the Planning Board approve Specific Design Plan SDP-0416-03, Beech Tree, South Village Sections 4 and 5, with the following condition:

1. Prior to issuance of the first residential building permit associated with SDP-0416-03, Beech Tree South Village, Sections 4 and 5, the applicant shall complete the replication of the Pentland Hills foundation and install associated interpretive signage within the historic site's environmental setting through a HAWP application approved by the Historic Preservation Commission.

Comment: A condition has been included in the Recommendation section of this approval as recommended.

- b. **Community Planning**—In a memorandum dated May 5, 2016, the community planner offered the following comments:

This application is consistent with the *Plan Prince George's 2035 Approved General Plan* (Plan Prince George's 2035) future land-use categorization of Residential Low Density. This application is located in an area mapped Residential Low on the Future Land-Use Map in the 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* (Subregion 6 Master Plan and SMA). The Residential Low-Density Land-Use Designation in the master plan is described as residential areas up to 3.5 dwelling units per acre.

Staff supports the additional density proposed for South Village 5 as a means of ensuring that the trigger for design and construction of the master plan trail through the stream valley park will be realized. The trigger for submittal of detailed design plans for the master plan trail is prior to the issuance of the 2,000th building permit and the trigger for completing the construction of said trail is prior to the issuance of the 2,200th building permit (District Council Order Affirming Planning Board Decision, with Conditions SDP-0409-02, January 30, 2012). While Village 5 as proposed may be denser than other previously approved villages in Beech Tree, overall the Beech Tree community offers many amenities.

Comment: Triggers regarding trails improvements cannot be changed through the subject application at this time, as they are the subject of separate specific SDP approvals.

- c. **Transportation Planning**—In a memorandum dated May 9, 2016, the Transportation Planning Section offered background on the proposed staging and associated road improvements as follows:

On Thursday June 8, 2000, the Planning Board approved SDP-9907 (PGCPB Resolution No. 00-111). As part of the application for SDP-9907, the applicant submitted a staging plan which identified the transportation improvements needed for the various development stages of the Beech Tree subdivision. In reviewing the proposed staging and associated road improvements, and after further consultation with the applicant, the Maryland State Highway Administration (SHA), and the Department of Public Works and Transportation (DPW&T), staff concurs with the proposed staging report, with modifications:

Phase I: The golf course

1. **Prior to the issuance of the first building permit for the golf course clubhouse, the developer shall have begun construction of the improvements listed below:**

- a. **Lengthen the northbound US 301 left turn lane at Swanson Road as required by the SHA.**

Comment: This improvement has been met.

- b. **Construct a 500-foot-long southbound deceleration lane (include taper) along US 301 at Swanson Road as may be required by the SHA.**

Comment: This improvement has been completed.

- c. **Construct a 500-foot-long southbound acceleration lane (including taper) along US 301 from Swanson Road as may be required by the SHA.**

Comment: This improvement has been completed.

Phase II: residential development

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

- a. **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.

Comment: This improvement has not yet begun; however, it has been bonded per DPW&T.

Phase III: residential development -building permits # 132 - 1,000

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.**

Comment: This improvement has been completed.

- b. **Construct internal site connection from Beech Tree Parkway to Leeland Road.**

Comment: This improvement has been met.

- c. **Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.**

Comment: SHA has signalized this intersection which will allow left turn movements from eastbound Swanson Road to northbound US 301. Consequently, this condition is no longer relevant.]

Phase IV: residential development - building permits 1,001- 1,500

4. **Prior to the issuance of the 1,001st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:**

- a. **Widen southbound US 301 to provide three (3) exclusive through lanes from 1,000 feet north of Leeland Road to Beech Tree Parkway.**

Comment: This improvement has been completed.

- b. **Widen northbound US 301 to provide three (3) exclusive through lanes from 1,000 feet south of Leeland Road to 2,000 feet north of Leeland Road.**

Comment: This improvement has been completed.

- c. **Widen Leeland Road to provide two (2) exclusive left turn lanes and one (1) free flowing right turn lane.**

Comment: This improvement has been completed.

Phase V: residential development - building permits # 1,501 - 1,992

- 5. **Prior to the issuance of the 1,501st 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 2,000 feet south of Trade Zone Avenue to 1,000 feet north of Leeland Road. This improvement will augment an improvement from a previous phase.**

Comment: These improvements are permitted by SHA.

Phase VI: residential development - building permits # 1,993 - 2,400

- 6. **Prior to the issuance of the 1,993rd building permit for any residential unit of the development, a schedule for construction of either (a) the improvements in CIP Project FD669161 or (b) the upgrading of US 301 to a fully controlled access highway between MD 214 and MD 725 shall be provided by the SHA or by DPW&T to the Planning Department.**

Comment: It appears extremely unlikely that the total development within the Beech Tree subdivision will exceed 1,875 dwelling units. This assertion is based on all of the units that have been built to date, and the available buildable space for future development. Consequently, this condition is no longer relevant.

On June 27, 2013, the Planning Board approved SDP-9901-01. That approval modified the original staging plan specifically as it pertained to Phase IV. Pursuant to PGCPB Resolution No. 13-77, the new condition for Phase IV is as follows:

- 1. **Prior to issuance of the 1,001st building permit for any residential unit of the Beech Tree development, the applicant shall provide to the State Highway Administration, a complete set of approved design plans and the necessary bonds and fees for the following improvements:**
 - a. **Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Leeland Road to Beech Tree Parkway.**

- b. **Widen northbound US 301 to provide three exclusive through lanes from 1,000 feet south of Leeland Road to 2,000 feet north of Leeland Road.**
 - c. **Widen Leeland Road to provide two exclusive left-turn lanes and one free-flowing right-turn lane.**
- 2. **Prior to issuance of the 1,101st building permit for any residential unit of the development, the developer shall initiate construction of the improvements identified above.**
- 3. **Prior to issuance of the 1,251st building permit for any residential unit of the development, the improvements above shall be completed.**

Staff is in receipt of a May 6, 2016 letter from the applicant (Trosko to Burton), which represents a status report of building permits issued in relation to transportation improvements, as required by condition 11 of SDP-9907. According to the applicant, approximately 1,352 building permits have been issued to date. If this application (91 net units) is approved, the number of building permits issued could potentially increase to 1,443. These potential approvals will keep the overall development within Phase IV. Since all of the improvements associated with Phase IV have been completed, and all of the improvements associated with Phase V have been permitted, staff concludes that the subject development will be adequately served within a reasonable period of time, if the subject application is approved.

Site Layout

Based on staff's review of the proposed changes on the site plan, staff finds the plan to be acceptable.

Conclusions

In closing, staff concludes that the subject development will be adequately served within a reasonable period of time, if the subject application is approved.

- d. **Subdivision Review**—The Subdivision Review Section provided an analysis of the site plan's conformance with Preliminary Plan of Subdivision 4-99026. This analysis is discussed in detail in Finding 10 above.

The PPS was approved with 124 single-family detached dwellings in the areas included in SDP-0416-03. SDP-0416-03 proposes 52 single-family detached lots and 141 single-family attached lots, for a total of 193 dwelling units.

- (1) At the time of SDRC on April 22, 2016, it was requested that the applicant provide a revised tracking chart on the cover sheet of the SDP. The revised chart should differentiate between the approvals within each of the preliminary plans, noting if the lot is within 4-98063, 4-99026 or 4-00010.

The tracking chart currently shows an overall total of 1,080 single-family detached dwellings, six single-family attached dwellings and 840 townhouse units approved and pending by the various specific design plans for the Beech Tree subdivision, which is less than the maximum allowable dwelling units

permitted of 2,351, by PPS 4-98063, 4-99026 and 4-00010. This pending tracking chart's purpose is to verify that the total number of units and the types of units do not exceed the amount allowed by the preliminary plan and the CDP respectively.

- (2) Within the single-family attached portion of the SDP, the ring road created by Pentland Hills Drive, Hogshead Way, Effie Fox Way and Harriet Clotilda Way, should be a minimum width of twenty-six-foot private roads to ensure adequate circulation for emergency responders, as well as service vehicles. In order to keep the twenty-two-foot-wide roads, a written response is required from the office of the Fire Marshall stating that the proposed twenty-two-foot-wide roads meet the standard for adequacy.
- (3) Highly-visible lots—The current layout for the single-family attached dwelling units (TH) proposes six lots with highly-visible rear yards, which are proposed Lots 97, 108, 117, 118, 133 and 143. Urban Design should review these lots to ensure that the residences are ensured privacy.

The Subdivision Section recommends the following conditions:

- (1) Prior to certificate of approval of this SDP, the plan should be revised to:
 - (a) Provide a revised tracking chart on the cover sheet of the SDP to differentiate between the approvals within each of the PPS, noting if the lot is within 4-98063, 4-99026 or 4-00010.
 - (b) The ring road created by Pentland Hills Drive, Hogshead Way, Effie Fox Way and Harriet Clotilda Way, should be a minimum width of twenty-six-foot-wide private roads to ensure adequate circulation for emergency responders as well as service vehicles.

SDP-0416-03 is in substantial conformance with the approved Preliminary Plan 4-99026 if the above comments are addressed. It should be noted that the bearings, distances, lots, and blocks as reflected on the final plats must be shown and match. Failure of the site plan and record plans to match will result in the permits being placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Comment: The SDP plan was revised to show the ring road as a minimum width of 26 feet as recommended. The Subdivision Section's other recommended condition, including conditions regarding the treatment of high visibility lots, have been included as conditions of approval within the Recommendation section of this report.

- e. **Trails**—In comments dated May 16, 2016, the trails coordinator provided the following analysis of the subject application:

The Transportation Planning Section has reviewed the specific design plan application for conformance with the 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and/or the appropriate area master/sector plan in order to implement planned trails, bikeways, and pedestrian improvements. One master plan trail impacts the overall Beech Tree development. The MPOT recommends a stream valley trail along Collington Branch. This master plan trail will be accommodated through Beech Tree with trail

construction on M-NCPPC land, trail construction along internal roadways, and trail construction on homeowner's association land adjacent to the lake. Details regarding the staging, location, and construction of the master plan trail are covered in several conditions of prior approvals. These conditions of approval were reiterated in Conditions 4 and 6 of Specific Design Plan SDP-0416. The master plan trail will be constructed to the west of the South Village in the land along Collington Branch. As this trail and stream valley will be separated from the subject application by the proposed golf course, no direct trail connection from the south village is possible, although sidewalk access will be provided.

Standard sidewalks are reflected along both sides of all internal roads, including Pentland Hills Drive, consistent with prior conditions of approval and the Complete Street policies of the MPOT. Furthermore the six-foot-wide trail is reflected along one side of Presidential Golf Drive. No additional sidewalk facilities are recommended at this time. From the standpoint of non-motorized transportation, it is determined that this plan is acceptable, fulfills the intent of applicable master plans and functional plans, fulfills prior conditions of approval, and meets the finding required for a specific design plan as described in Section 27-274(a)(2)(C). No additional recommendations or conditions of approval are made at this time.

- f. **The Department of Parks and Recreation (DPR)**—At the time of the writing of this technical staff report, DPR did not provide comments on the subject application.
- g. **Public Facilities**—In a memorandum dated April 6, 2016, the Special Projects Section of the Countywide Planning Division stated that they reviewed the subject SDP and indicated that the required fire, rescue, and police facilities have been determined to be adequate. Additionally, they provided an analysis of a possible school facilities surcharge for each dwelling unit which was resolved at the time of the preliminary plan, and the proposed development is in water and sewer Category 3, Community System.
- h. **Environmental Planning**—In a memorandum dated May 23, 2016, the Environmental Planning Section offered a summary of the environmental site description and provided an analysis of the site plan's conformance with various environmental conditions in A-9763-C, CDP-9706, 4-99026 and SDP-0416. This analysis is discussed in detail in Findings 8, 9, 10, and 11.

An approved natural resources inventory (NRI) is not a submittal requirement for this SDP because a preliminary plan was previously approved by the Planning Board which provides the necessary grandfathering.

The site contains regulated environmental features that are required to be protected under Section 24-130 of the Subdivision Regulations. The Patuxent River Primary Management Area Preservation Area (PMA) is defined in Section 24-101(b)(10) of the Subdivision Regulations as an area to be preserved in its natural state to the fullest extent possible. A Jurisdictional Determination regarding the extent of regulated streams and wetlands was obtained from the U.S. Army Corps of Engineers and was entered into the record of CDP-9407.

The total area of the PMA on the Beech Tree property is approximately 329.80 acres. During the review of 4-98063 for the golf course, the Planning Board granted variation requests for impacts to 19.43 acres of the PMA. Of the 19.43 acres, 8.43 acres is

woodland that will be replaced by afforesting unwooded areas of the PMA as shown on the approved TCP II for the golf course. During the review of 4-99026, the Planning Board granted variation requests for 2.51 additional acres of environmental impacts. During the review of 4-00010, the Planning Board granted variation requests for 1.28 additional acres. The total amount of disturbance permitted to the PMA is 23.22 acres.

The PMA disturbances proposed by SDP-0416-03 appear to be consistent with those previously approved by the Planning Board with the preliminary plan, SDP-0416, and SDP-0416-02. The proposed overall worksheet for Beech Tree development now indicates that the total clearing in the floodplain is 24.33 acres, with an additional 15.55 acres of PMA impacts outside of the floodplain.

No Statement of Justification for any additional impacts to the PMA was submitted with the current application because it is grandfathered from the finding that the plan demonstrates that the regulated environmental features are preserved and/or restored to the fullest extent possible, but the Beech Tree development has specific conditions related to approval of PMA impacts and mitigation of PMA impacts on-site which require additional information prior to plan certification. Therefore, conditions are recommended requiring an exhibit of impacts and a mitigation plan if there are additional impacts.

The correct Stormwater Management Concept Letter and associated plans for the current application were submitted with the application.

To conform to a previous condition of approval, prior to approval of building or grading permits, the Environmental Planning Section is required to review all Technical Stormwater Management Plans approved by the DPIE. Water quality measures are required to be provided at all storm drain outfalls. The location of storm drains outfalls is generally determined during the specific design plan; waiting to review the outfalls under approval of the grading permits would result in an avoidable delay in construction and possible requirements for plan revision. This condition should be addressed to the fullest extent possible as part of the current application.

The presence of Marlboro clay presents a special problem for development of the overall Beech Tree site. Consideration 6 of A-9763-C was adopted to address this issue. The greatest concern is the potential for large-scale slope failure with damage to structures and infrastructure. Marlboro clay creates a weak zone in the subsurface; areas adjacent to steep slopes have naturally occurring landslides. Grading in the vicinity of Marlboro clay outcrops on steep slopes can increase the likelihood of a landslide. Special treatments are required during the installation of the base for all roads. Water and sewer lines laid within the Marlboro clay layer require special fittings. Side-slopes of road cuts through Marlboro clay need special treatment. Special stormwater management concerns need to be addressed when Marlboro clay is present on a site. Footers for foundations cannot be seated in Marlboro clay.

A geotechnical report, dated August 2005, was previously submitted for the South Village (SV-1 through SV-5) portion of the Beech Tree site, containing this SDP area, which was reviewed and found to meet requirements. Staff reviewed the previous SDP and determined that high risk areas do occur on this portion of the Beech Tree site. In some areas mitigation factors, special drainage measures, road construction, and foundation construction methods may be needed. A mitigated 1.5 safety factor line has

been provided on the SDP and TCPII plan which shows that the development envelop is located outside of the area of concern. The proposed development pattern is feasible if the recommendations contained in the Geotechnical Report are adhered to.

US 301 is a significant source of highway noise. CDP-9704 contained the following note: “The residential building envelopes are conceptual in nature and may be shifted at the approval of the Specific Design Plan when a noise study is approved by the Planning Board. The study shall specify the site and structural mitigation measures incorporated into the development to minimize noise intrusion and prevent noise levels exceeding 65 dBA (Ldn) exterior.”

A recent Phase 1 noise study for noise impacts from US 301 was submitted with East Village 11 and 13 based on the most current traffic counts and the approved Master Plan of Transportation (2009). The study was prepared by Staiano Engineering, Inc, submitted on December 20, 2010, and indicated that the 65-dBA Ldn exposure on the subject property extended from US 301 to just west of Presidential Golf Drive. Based on the modeled noise contours of the Phase 1 study, it was determined that noise impacts from US 301 will not be a concern with the current SDP application.

During the review of CDP-9407 in 1995, the Stripeback Darter (*Percina notogramma*), a state endangered fish, was found in the main stem of Collington and Western Branches.

Staff has reviewed SDP-0416-03 with special regard to A-9763-C and the Considerations contained in Planning Board Resolution No. 98-50. The recommendations of Maryland Wildlife and Heritage Division, including a Habitat Management Plan, a Water Quality Plan, and a Monitoring Program were adopted and approved as part of SDP-9803 for the golf course. SDP-0416-03 is downstream of the lake and adjacent to the golf course.

During the revision of SDP-9803 for the Golf Course, the applicant provided evidence that the recommendations of the Maryland Wildlife and Heritage Division, including the Habitat Management Plan, the Water Quality Plan, and the Monitoring Program had been appropriately implemented and maintained.

Comment: The Environmental Planning staff’s recommended conditions have been included as conditions of approval within the Recommendation section of this report.

- i. **Prince George’s County Fire/EMS Department**—At the time of the writing of this technical staff report, the Fire/EMS Department did not provide comments on the subject application.
- j. **Department of Permitting, Inspections and Enforcement (DPIE)**—In an e-mail dated May 25, 2016, DPIE stated that they could not finalize a referral for the subject application because the plan was unclear regarding the existing Marlboro Clay delineation. They stated the applicant must submit a geotechnical study to identify the location of Marlboro clays, analyze the slope stability and to define the 1.5 Factor of Safety line. This study will have to be approved by DPIE prior to signature approval of the above-referenced SDP.

Additionally, the previously approved Stormwater Management Concept Plan No. 34382-2005-01 must be modified to include the Marlboro Clay delineation and the 1.5

Factor of Safety. Specifically, proposed slopes, such as 3:1 slopes, will need to be analyzed and reduced, as necessary, to ensure stability.

Comment: DPIE's comments have been addressed through conditions of approval in the Recommendation section of this report.

- k. **Prince George's County Police Department**—At the time of the writing of this technical staff report, the Police Department did not provide comments on the subject application.
- l. **Prince George's County Health Department**—In a memorandum dated May 5, 2016, the Health Department provided summarized findings followed by staff comments:

- (1) Research shows that access to public transportation can have major health benefits as it contributes to good connectedness and increases walkability. Indicate on future plans related to this development project the proposed means of connecting to neighboring communities through public transportation.

Comment: Transportation for the proposed development was analyzed in the previous preliminary plan approvals and found to be adequate.

- (2) Health Department permit records indicate there are no carry-out/convenience store food facilities, and no markets/grocery stores within a one-half mile radius of this location. A 2008 report by the UCLA Center for Health Policy Research found that the presence of a supermarket in a neighborhood predicts higher fruit and vegetable consumption and a reduced prevalence of overweight and obesity. Future planning should consider establishing commercially zoned space in proximity to this development for businesses that would provide access to healthy food choices in the area.

Comment: This is noted by the applicant. There is a commercially-zoned portion of Beechtree, on the southwestern corner of the intersection of US 301 and Leeland Road, that is undeveloped at this time. The applicant should pursue obtaining a grocery store tenant at that location, if possible.

- (3) There is an increasing body of scientific research suggesting that community gardens enhance nutrition and physical activity and promote the role of public health in improving quality of life. The developer should consider setting aside space for a community garden.

Comment: Previous approval conditions, along with the large amount of environmental features and steep slopes on-site, leave no feasible area for a community garden.

- (4) The specific design plans should include open spaces and "pet friendly" amenities for pets and their owners. Designated park areas may consist of the appropriate safe playing grounds, signage, and fencing. Pet refuse disposal stations and water sources are recommended at strategic locations around the townhouse area.

Comment: Recreational features for the property have been determined through the previous approvals and are not being revised with the subject application. The applicant

should consider providing the suggested amenities for pets within the townhouse area, as appropriate.

- (5) During the construction phases of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

Comment: This requirement will be enforced at the time of permit; however, a note should be provided on the SDP indicating conformance with these requirements.

- (6) Indicate the noise control procedures to be implemented during the construction phase of this project. No construction noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

Comment: This requirement will be enforced at the time of permit; however, a note should be provided on the SDP indicating conformance with these requirements.

- m. **Washington Suburban Sanitary Commission (WSSC)**—In a memorandum dated April 14, 2016, WSSC provided a standard response on issues such as pipe and easement requirements. All the requirements of WSSC will be enforced in its separate permitting process.
 - n. **Verizon**—At the time of the writing of this technical staff report, Verizon did not offer comments on the subject application.
 - o. **Potomac Electric Power Company (PEPCO)**—At the time of the writing of this technical staff report, PEPCO did not offer comments on the subject application.
16. As required by Section 27-528(a) of the Zoning Ordinance, the Planning Board must make the required findings for approval of a SDP as follows:

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

Comment: The plan conforms to the requirements of CDP-9706 as detailed in Finding 9 above and the Landscape Manual as detailed in Finding 12 above.

Section 27-274(a)(1)(B) requires an applicant to provide justification for reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings, but the subject application complies with all of the applicable design guidelines for townhouses in

Section 27-274(a)(11) as follows:

- (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: In the majority of areas, mature trees could not be retained on-site in open space areas between rears of townhouse buildings. This arrangement only occurs in two locations central to the townhouse development and the steep slopes on-site prevent the preservation of trees in these areas.

- (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: The submitted plan shows a townhouse layout with units at right angles in a semi-courtyard design.

- (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: No separate recreational facilities are shown within the area of this SDP.

- (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: Conditions have been included in the Recommendation section of this approval regarding varying roof features and avoiding the use of the same front elevation next to each other.

- (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: No rears of townhouses are oriented towards public rights-of-way or parking lots. However, some are oriented towards the private roads and are proposed to be treated accordingly with architectural, deck, and pergola treatments.

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

Comment: The submitted plan shows a two-foot offset between all buildings in conformance with this requirement.

The applicable regulations for townhouses set forth in Section 27-433(d) are as follows:

(1) All dwellings shall be located on record lots shown on a record plat.

Comment: The proposed lots are required to be recorded on a plat prior to the issuance of permits.

(2) There shall be not more than six (6) nor less than three (3) dwelling units (four (4) dwelling units for one-family attached metropolitan dwellings) in any horizontal, continuous, attached group, except where the Planning Board or District Council, as applicable, determines that more than six (6) dwelling units (but not more than eight (8) dwelling units) or that one-family semidetached dwellings would create a more attractive living environment, would be more environmentally sensitive, or would otherwise achieve the purposes of this Division. In no event shall the number of building groups containing more than six (6) dwelling units exceed twenty percent (20%) of the total number of building groups, and the end units on such building groups shall be a minimum of twenty-four (24) feet in width.

Comment: The plan conforms to these requirements as no more than 20 percent of the building groups contain more than six dwelling units and all units are 24 feet wide.

(3) The minimum width of dwellings in any continuous, attached group shall be at least twenty (20) feet for townhouses, and twenty-two (22) feet for one-family attached metropolitan dwellings. Attached groups containing units all the same width and design should be avoided, and within each attached group attention should be given to the use of wider end units.

Comment: All of the proposed townhouse units are 24 feet wide and all units have slightly different design, including side entries on prominent end units.

(4) The minimum gross living space, which shall include all interior space except garage and unfinished basement or attic area, shall be one thousand two hundred and fifty (1,250) square feet for townhouses, and two thousand two hundred (2,200) square feet for one-family attached metropolitan dwellings.

Comment: The minimum gross living space proposed for the townhouses is over 2,100 square feet in conformance with this requirement.

- (5) **Side and rear walls shall be articulated with windows, recesses, chimneys, or other architectural treatments. All endwalls shall have a minimum of two (2) architectural features. Buildings on lots where endwalls are prominent (such as corner lots, lots visible from public spaces, streets, or because of topography or road curvature) shall have additional endwall treatments consisting of architectural features in a balanced composition, or natural features which shall include brick, stone, or stucco.**

Comment: A condition has been included in the Recommendation section of this report requiring full brick, stone, stucco, or other masonry treatments, combined with at least three windows, doors, or other substantial architectural features; or brick, stone, stucco, or other masonry treatment combined with no less than four windows or one side entry door for all high-visibility side elevations, as was similarly required of other townhouses within Beech Tree development.

- (6) **Above-grade foundation walls shall either be clad with finish materials compatible with the primary facade design, or shall be textured or formed to simulate a clad finished material such as brick, decorative block, or stucco. Exposed foundation walls of unclad or unfinished concrete are prohibited.**

Comment: The submitted architecture demonstrates conformance with this requirement.

- (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: A condition has been included in the Recommendation section of this report requiring a certain number of dwelling units in any townhouse group, totaling more than 60 percent of the units, to have a full front façade of brick, stone or stucco in conformance with this requirement.

- (8) **One-family attached metropolitan dwellings shall be designed with a single architecturally integrated "Front Wall." A minimum of one hundred percent (100%) of the "Front Wall", excluding garage door areas, windows, or doorways shall be constructed of high quality materials such as brick or stone and contain other distinctive architectural features.**

Comment: The proposed units are not one-family attached metropolitan dwellings.

- (1.1) **For a Regional Urban Community, the plan conforms to the requirements stated in the definition of the use and satisfies all requirements for the use in Section 27-508 of the Zoning Ordinance;**

Comment: The proposed development is not a Regional Urban Community.

2. **The development will be adequately served within a reasonable period of time with existing or programmed public facilities either shown in the appropriate Capital**

Improvement Program, provided as part of the private development or, where authorized pursuant to Section 24-124(a)(8) of the County Subdivision Regulations, participation by the developer in a road club;

Comment: The development will be adequately served within a reasonable period of time with existing or programmed public facilities provided as part of the private development, as determined in Finding 15(g).

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: In the previous SDP approvals, conformance was found with an approved Stormwater Management Concept Plan 34382-2005-00. With the subject application, DPIE requested the approved concept plan be revised to include Marlboro Clay delineation. A condition has been included in the Recommendation section of this report requiring this revision. If this is done as conditioned, it can be said that adequate provision has been made for draining surface water, so that there are no adverse effects on either the subject property or adjacent properties.

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

Comment: As indicated in a memorandum received from the Environmental Planning Section on May 23, 2016, Type II Tree Conservation Plan TCPH-026-12-01, has been found to meet the requirements of the Woodland Conservation Ordinance, subject to certain conditions. As those conditions have been incorporated into the Recommendation section of this report, it may be said that the plan conforms to an approved tree conservation plan.

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

Comment: As stated in the Environmental Planning Section memorandum dated May 23, 2016, the subject project is grandfathered from the requirements of Subtitle 27 of the Prince George's County Code. Therefore, this required finding need not be made.

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-0416-03 and Type II Tree Conservation Plan TCPH-026-12-01 for Beech Tree, South Village, Sections 4 and 5, subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - a. Provide a revised tracking chart on the cover sheet of the SDP to differentiate between the approvals within each of the PPS, noting if the lot is within 4-98063, 4-99026 or 4-00010.
 - b. Submit a geotechnical study to identify the location of Marlboro clays, analyze the slope stability and to define the 1.5 Factor of Safety line to the Department of Permitting, Inspections and Enforcement and obtain their approval.

- c. Revise the approved Stormwater Management Concept Plan No. 34382-2005-01 to include the Marlboro Clay delineation and the 1.5 safety factor line.
- d. Provide a plan note to indicate conformance with construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- e. Provide a plan note to indicate the applicant's intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.
- f. Provide a note on the SDP requiring that 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.
- g. Provide the distance between each group of townhouse lots on the plan.
- h. Show and indicate that all proposed exterior light fixtures are full cut-off luminaires.
- i. Revise the Section 4.7 landscape schedule for Bufferyard 4 to match the landscape plan and show the requirements being fully met.
- j. Revise the Section 4.6 landscape schedules to match the landscape plan and show the requirements being fully met for all applicable lots.
- k. Revise the Type II tree conservation plan (TCPII) as follows or provide the following information:
 - (1) The overall woodland conservation worksheet shall be revised to indicate how the full woodland conservation requirement will be provided on-site.
 - (2) All SDPs and TCPIIs requiring revision to demonstrate how the full woodland conservation requirement is met on-site, shall be revised and certified.
 - (3) The TCPII number in the correct format, TCPII-026-12, shall be shown on all plan sheets.
 - (4) Retaining walls shall have a ten-foot-wide zone clear of woodland conservation for maintenance purposes at the top of the wall and the bottom of the wall. These areas shall not be credited as woodland conservation and shall be assumed cleared.
 - (5) All proposed retaining walls shall be clearly identified and top and bottom elevations shall be provided.
 - (6) A ten-foot-wide zone clear of trees shall be shown from all townhouse lot lines to demonstrate clear access around all sides of a townhouse stick.
 - (7) *Acer rubrum*, red maple, is an overplanted species included in the planting schedule. A different major native shade tree shall be substituted for the red maple.

- (8) A permanent tree protection device shall be shown along the vulnerable edges of all afforestation/reforestation, including those adjacent to road rights-of-way.
 - (9) Preservation areas shall not be shown in storm drain easements or utility easements, and these areas shall be assumed to be cleared.
 - (10) The location of perpetual woodland conservation signage shall be shown on the plans.
 - (11) Areas of woodland conservation which are less than 35 feet in width shall be eliminated from the plan.
 - (12) A revised stormwater management concept approval number for the current application shall be included in the notes.
 - (13) The page-by-page woodland conservation table shall be revised as needed.
 - (14) The individual TCP woodland conservation worksheet shall be revised as needed.
 - (15) A revised overall woodland conservation worksheet which includes all prior approvals and revisions as needed, and which demonstrates how the woodland conservation requirement shall be provided for the overall development shall be included on the plan.
 - (16) Have the revised plan signed by the qualified professional who prepared it.
- l. An errant ball study for South Village, Sections 4 and 5 shall be prepared and implemented as follows:
- (1) The study for the portions of the golf course that are directly adjacent to Sections 4 and 5 shall be prepared based on the as-built golf course and tee locations, and the location of the proposed building envelopes on the current application.
 - (2) The study shall identify any areas that are currently problematic in Sections 4 and 5, model potential errant ball issues that may arise in the future between the golf course and adjacent residential units, and provide implementation details for appropriate mitigation measures, if needed.
 - (3) If the study indicates the existing or future need for mitigation measures, a schedule for the implementation of the required mitigation measures shall be included in the study.
 - (4) Recommended mitigation measures shall be implemented prior to the issuance of building permits for any structure on the effected lots.
- m. Impacts to the primary management area (PMA) on-site shall be addressed as follows:
- (1) An exhibit shall be prepared and submitted that illustrates the area of previously approved PMA impacts and currently proposed impacts in South Village, Sections 4 and 5, with the acreage of each impact provided. Areas of PMA

mitigation shall also be shown and labeled with acreages. This exhibit should demonstrate that the Planning Board's previous approvals of impacts have not been exceeded with the current application, and that the amount of PMA mitigation that is being provided towards fulfilling the overall requirements for Beech Tree development has been maximized to the extent feasible.

- (2) If the acreage of PMA impacts previously approved is less than the acreage of PMA impacts shown on the current application, a mitigation plan shall be prepared with the current application which identifies potential mitigation sites on-site, and the quantity that will required to be addressed in other areas of Beech Tree development.
 - n. Submit the most current Technical Stormwater Management Plan to confirm that the limit of disturbance matches the SDP and TCPII.
 - o. The following dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s) and a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco:
 - (1) Five dwelling units in any building group containing seven units; or
 - (2) Four dwelling units in any building group containing five or six units; or
 - (3) Three dwelling units in any building group containing four units; or
 - (4) Two dwelling units in any building group containing three units.
 - p. At a minimum, the following townhouse lots shall be treated as highly-visible units: Block I, Lots 1, 36, 37, 54, 55, 81, 92, 97, 107, 116, 117, 127, 131 and 141. Every side elevation for these lots shall display architectural features as follows:
 - (1) Full brick, stone, or stucco (gable area may be siding) combined with no less than five windows and one entry door; or brick or stone from ground level up to the first floor level, combined with no less than six windows and one entry door;
 - (2) A substantial architectural feature, such as a bay window or multi-window fenestration that includes at least three window elements; and
 - (3) Two additional enhancements such as shutters, gable louver, full width cornice, covered entry/stoop, or no more than one brick window infill.
 - q. All garage doors shall have a carriage-style appearance.
 - r. No two units located next to or across the street from each other may have identical front elevations.
2. Prior to issuance of the first building permit associated with Specific Design Plan SDP 0416-03, Beech Tree, South Village, Sections 4 and 5, the applicant shall complete the replication of the Pentland Hills foundation (Historic Site 79-038) and install the associated interpretive signage

within the historic site's environmental setting though a historic area work permit (HAWP) application approved by the Historic Preservation Commission.

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

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

4. If after the golf course is completed and in use and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the golf course with landscape screens or nets, as determined by the Planning Director and in heights and locations specified by the Planning Director, sufficient to prevent the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.