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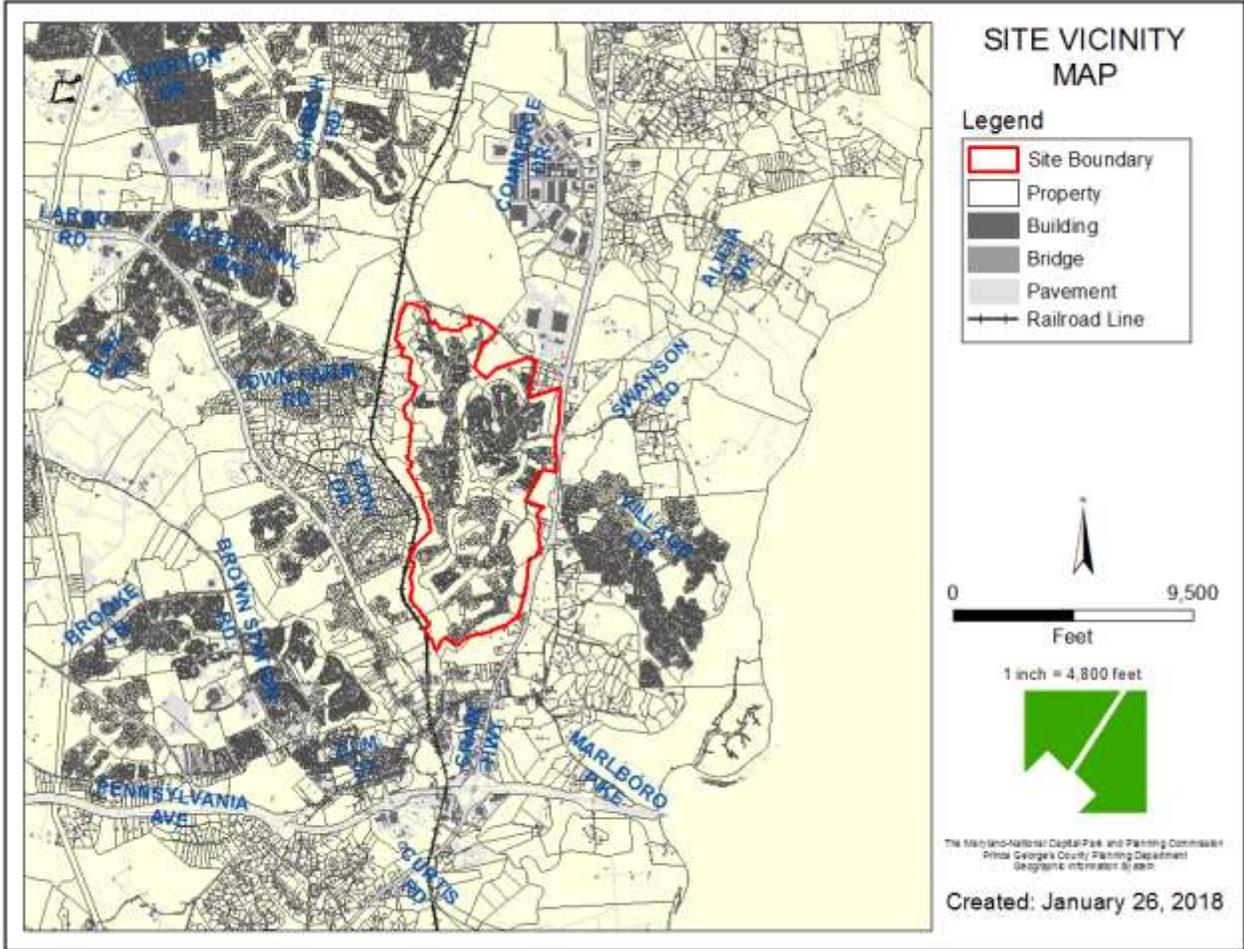
Specific Design Plan

SDP-0416-07

Application	General Data	
Project Name: Beech Tree, South Village, Sections 4 and 5 Location: West side of US 301 (Robert S. Crain Highway), south of Leeland Road. Applicant/Address: VOB Limited Partnership 8245 Boone Boulevard, Suite 550 Vienna, VA 22182	Planning Board Hearing Date:	06/07/18
	Staff Report Date:	05/29/18
	Date Accepted:	04/23/18
	Planning Board Action Limit:	07/02/18
	Plan Acreage:	41.32
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	79
	Council District:	06
	Election District:	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13

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

Staff Recommendation		Staff Reviewer: Ras Tafari Cannady II Phone Number: 301-952-3411 Email: Ras.Cannady@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-0416-07
Beech Tree, South Village, Sections 4 and 5

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

EVALUATION

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

- a. The requirements of Zoning Map Amendment A-9763-C;
- b. The requirements of the Prince George's County Zoning Ordinance, specifically,
 - (1) Section 27-511 governing development in the Residential Suburban Development (R-S) Zone;
 - (2) Section 27-528(a) regarding the required findings for specific design plans;
- c. The requirements of Comprehensive Design Plan CDP-9706;
- d. The requirements of Preliminary Plan of Subdivision 4-99026;
- e. The requirements of Specific Design Plan SDP-0416 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

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

1. **Request:** This amendment to a specific design plan (SDP) requests approval to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 5 and 6 of Beech Tree, in the Residential Suburban Development (R-S) Zone.

2. **Development Data Summary:**

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

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

4. **Surrounding Uses:** The Beech Tree development, as a whole, is bounded to the north by residential and agricultural land use in the Residential-Agricultural (R-A) Zone and Leeland Road; to the east by residential land use in the R-A Zone and US 301; to the west by residential and agricultural land use in the Residential-Estate (R-E) and Residential Low Development (R-L) 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 the 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 Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 was approved by the District Council for the entire Beech Tree development, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision (PPS) were reviewed and approved. Only Preliminary Plan of Subdivision 4-99026, 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 the Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for 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 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. Specific Design Plan SDP-0416-03 was approved by the District Council on October 17, 2016, subject to 6 conditions, to replace 53 previously approved single-family detached lots in Section 5 with 141 single-family attached lots, and no changes to Section 4. Specific Design Plan SDP-0416-04 was approved by the Planning Director on May 1, 2017, to add two new townhouse models by Ryan Homes, the McPherson and the Easton. Specific Design Plan SDP-0416-05 was approved by the Planning Director on April 5, 2017, to add a new townhouse model by DR Horton Homes, the Royal. Specific Design Plan SDP-0416-06 to remove a retaining wall between a homeowners association parcel and Lots 21 and 22 is currently pending.

6. **Design Features:** This SDP proposes to add a new Haverford Homes townhouse model, the Coltrane, to the approved architecture for Sections 4 and 5 of SDP-0416 of the overall Beech Tree development.

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

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

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

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

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

COMPLIANCE WITH EVALUATION CRITERIA

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

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

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

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

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

The required legible overall plan of the Beech Tree project, including all phase or section numbers and SDP numbers, is included on the cover sheet of this SDP.

- 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 ensure that the prices of proposed dwelling units are reflective of dollar values for the year in which the construction occurs, each Specific Design Plan shall include a condition requiring that, prior to approval of each building permit for a dwelling unit, the applicant shall again demonstrate that the price of the dwelling unit will not be lower than the ranges above (in 1989 dollars).

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

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

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

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

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

9. **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. None of the conditions of the PPS approval are applicable to the subject SDP.
10. **Specific Design Plan SDP-0416 and its amendments:** Specific Design Plan SDP-0416 for South Village, Sections 4 and 5, was approved by the District Council 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 are 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. Specific Design Plan SDP-0416-03 was approved by the District Council on October 17, 2016, subject to 6 conditions, for a total of 52 single-family detached and 141 single-family attached residential dwellings on the subject property. The relevant conditions of SDP-0416-03 are included below in **boldface** type, followed by staff comment:

1. Prior to certification of the Specific Design Plan (SDP), the applicant shall:

- n. **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.**

All three architectural elevations proposed in the subject SDP amendment include dormer windows or reverse gable and a full front façade (excluding gables, windows, trim, and doors) constructed of brick.

- o. **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.**

In accordance with this condition, the highly-visible elevations are designed with full brick, combined with a minimum of eight windows, a decorative window, shutters, and a gable louver.

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

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

- q. No two units located next to or across the street from each other may have identical front elevations.**

This condition will remain applicable to the subject architecture per a condition of approval of this application.

- 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+

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

- 6. The following architectural requirements shall apply to the single-family attached units in Section 5, as listed:**

- a. The following lots shall have rear decks in Block I: Lots 1–82, 86, 87, 91, 92, 93, 96, 97, 98, 102, 103, 106, 107, 108, 111, 112, 115, 116, 117, 118, 121, 122, 126, 127, 128–132, and 138-141.**

All three proposed elevations of the Coltrane model have an optional deck feature.

- b. The following lots shall have pergolas in Block I: Lots 1, 7, 8, 13, 14, 19, 20, 25, 26, 31, 32, 36, 37, 42, 43, 48, 49, 54, 55, 60, 61, 67, 68, 74, 75, 81, 82, 86, 87, 92, 93, 97, 98, 102, 103, 106, 107, 111, 112, 116, 117, 121, 122, 127, 128, 131, 132, 138, 139, and 141.**

All three proposed elevations of the Coltrane model have optional pergolas.

- c. **The following lots shall have side entry units in Block I: Lots 1, 36, 37, 54, 55, 74, 75, 81, 92, 97, 107, 111, 112, 116, 117, 127, 131, 132, 138, and 141.**

The proposed Coltrane model has a side entry option associated with each elevation.

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

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

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

- (a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**

- (1) **The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Manual...;**

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

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

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

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

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

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

The addition of a townhouse model to the approved architecture for the project will not affect prior findings of conformance with approved Type II Tree Conservation Plan TCP II-026-12-01. Therefore, it may be said that the plan is in conformance with an approved Type 2 tree conservation plan, in accordance with this requirement.

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

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

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

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0416-07 for Beech Tree, South Village, Sections 4 and 5, subject to the following conditions:

1. All architectural conditions in the Prince George’s County District Council’s approval of Specific Design Plan SDP-0416-03 apply to the subject Haverford Homes Coltrane model.

2. The specific design plan shall be updated to reflect that this is the seventh revision of Specific Design Plan SDP-0416.
3. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section, as designee of the Planning Board, that the prices of the proposed townhouse dwelling units will not be lower than the following range (in 1989 dollars):

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

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

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