



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

Specific Design Plan

SDP-0615

Application	General Data
Project Name: Beech Tree, South Village, Section 6 Location: Southwest of the intersection of Leeland Road and US 301 Applicant/Address: VOB Limited Partnership Tysons Office Center 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Date Accepted: 6/04/07
	Planning Board Action Limit: NA
	Plan Acreage: 9.27
	Zone: R-S
	Dwelling Units: 24
	Square Footage: NA
	Planning Area: 79
	Tier: Developing
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 204SE14

Purpose of Application	Notice Dates
Approval of 22 single-family semidetached and two single-family detached units	Adjoining Property Owners Previous Parties of Record Registered Associations: 3/5/07 (CB-12-2003)
	Sign(s) Posted on Site and Notice of Hearing Mailed: 9/25/07

Staff Recommendation		Staff Reviewer: Zhang/Reed	
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-0615, Beech Tree, South Village, Section 6
Type II Tree Conservation Plan, TCPII/49/98-13

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

EVALUATION

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

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

FINDINGS

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

1. **Request:** The subject application is for approval of 22 single-family semidetached and 2 single-family detached units in the R-S Zone.

2. **Development Data Summary:**

Zones	Existing R-S	Proposed R-S
Uses	Vacant	Single-Family Semidetached, Single-Family Detached
Acreage (in the subject SDP)	9.27	9.27
Lots	24	24

Architectural Model Data:

Model	Base Finished Square Footage
Milano	3,445
Siena	3,277
Verona	3,700

3. **Location:** The larger Beech Tree project site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by SDP-0615, South Village, Section 6, is in the southeastern area of the Beech Tree development, east of Beech Tree Golf Course.
4. **Surrounding Uses:** The subject site (of SDP-0615) is located in the southeastern portion of the Beech Tree development. The site is bounded to the north and west by Beech Tree Golf Course, to the south by Presidential Golf Drive and to the east by vacant land.

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

5. **Previous Approvals:** The subject site covers 22 single-family semidetached units (duplexes) and 2 single-family detached units within the larger Beech Tree project. The 1,194-acre Beech Tree site was rezoned from the R-A Zone to the R-S Zone through Zoning Map Amendment A-9763-C, which approved 1,765 to 2,869 dwelling units. A-9763-C was approved (Zoning Ordinance 61-1989) by the District Council on October 9, 1989, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 for the entire Beech Tree development was approved by the District Council, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision were approved. They are 4-98063 (PGCPB No. 98-311) for the golf course, 4-99026 (PGCPB No. 99-154) for 458 lots and 24 parcels and 4-00010 (PGCPB No. 00-127) for 1,653 lots and 46 parcels.

Two specific design plans for the entire Beech Tree development have also been approved. Specific Design Plan **SDP-9905**, which was approved by the District Council on October 22, 2000, is a special-purpose SDP for community character. Specific Design Plan **SDP-0001**, which was approved by the District Council on October 30, 2000, is an umbrella approval for architecture for the entire Beech Tree development. So far, SDP-0001 has been revised nine times. In addition, there are another 19 approved specific design plans for the Beech Tree development. They are **SDP-9803** for the golf course; Infrastructure **SDP-9907** for the East Village for 130 single-family residential lots; Infrastructure **SDP-9908** for extending the sewer

line from the East Village area to Parcel G; **SDP-0111** for the East Village, Phase II, Section I, for 129 single-family residential lots; **SDP-0112** for the East Village, Phase II, Section II, for 49 single-family residential lots; **SDP-0113** for the South Village, Phase I, Sections 1, 2, and 3 for 93 single-family residential lots; **SDP-0314** for 46 townhouse units on 7.3 acres of land known as East Village Section 10; **SDP-0315** for 39 townhouse units on 11 acres of land known as East Village Section 4; **SDP-0316** for East Village, Section 9, for 49 single-family detached residential lots; **SDP-0406** for North Village, Sections 1,2 &3, for 106 single-family detached residential lots and 60 townhouse units; **SDP-0409** for North Village, Sections 4 and 5, for 65 single-family detached residential lots; **SDP-0410** for North Village, Section 6, for 158 townhouse units; **SDP-0412** for Beech Tree Recreation Center; **SDP-0415** for North Village, Sections 7, 8 and 9, for 83 single-family detached houses and 57 townhouse units; **SDP-0416** for South Village, Section 4 and 5, for 84 single-family detached houses; **SDP-0507** for Beech Tree Golf Club House; **SDP-0512** for West Village, Sections 1,3 and 6, for 107 single-family detached units; **SDP-0617** for West Village, Sections 2, 4 and 5, for 113 single-family detached and 43 single-family attached units.

Various types of tree conservation plans have also been approved for the above-mentioned preliminary plans of subdivision and specific design plans. This SDP has an approved Stormwater Management Concept Approval number 10218-2007-00, which will be valid through May 22, 2010.

6. **Design Features:** The SDP proposes to develop 22 single-family semidetached (duplex) and 2 single-family detached houses in the southeastern portion of the Beech Tree development between the golf course and Presidential Golf Drive. The proposed units are accessed from Presidential Golf Drive via Tibberton Terrace, a cul-de-sac. All units are proposed to front on Tibberton Terrace and 14 will back up to the golf course. Offsite clearing and grading of the golf course property adjacent to these lots is also proposed. Several retaining walls are included in the SDP, one of which will be substantially visible from Presidential Golf Drive. The proposed lot sizes for the 24 lots included in this SDP vary from 7,150 to 11,446 square feet.

The proposed architecture features detail and materials of high quality. Each unit has a full front façade of brick, masonry or a brick/masonry combination and all side and rear elevations feature a brick water table. Materials and architectural features are organized logically and the front facades are well articulated with details such as specialty windows, detailed moldings, board and batten shutters, rowlock brick works, carriage-style garage doors and accent standing seam metal roofing. Various roof lines are incorporated in the design and dimension is created through the use of varied projections, recessed entries and the incorporation of both side-load and front-load garages. The single-family detached model will be chosen from one of the three models included in the semidetached form.

In order to be consistent with the District Council's recent approvals for Beech Tree, a condition with regard to façade and side wall treatment that was based on the District Council's condition regarding single-family detached homes has been proposed in the Recommendation section of this report.

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

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9763-C:** On October 9, 1989, the District Council approved Zoning Map Amendment A-9763-C, subject to 17 conditions and 14 considerations. Of the

considerations and conditions attached to the approval of A-9763-C, the following are applicable to the review of this SDP:

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

Comment: With the approval of this SDP, the total approved dwelling units through the specific design plan process will reach 1,741 units, and the Board of Education has been made aware of this. However, a school surcharge for each dwelling unit will be collected in accordance with current school surcharge regulations at the time of each building permit.

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

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

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

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

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

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

Consideration 2. The applicant will prepare a 100-year floodplain study and a stormwater management concept plan for approval by the Department of Environmental Resources.

Comment: This consideration was carried over in Conditions 6 and 8 of CDP-9706 and will be implemented during the review of the Technical Stormwater Management Plan.

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

Comment: The subject SDP is in general compliance with the above consideration according to the review undertaken by the Environmental Planning Section.

Consideration 4. The applicant shall prepare a noise study for approval 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 from exceeding 65 dBA (Ldn) exterior and 45 dBA (Ldn) interior.

Comment: A noise study was reviewed and approved with East Village, Phase 1, SDP-9907. According to the Environmental Planning Section, it was determined pursuant to the review of this study that the distance provided from the highway by the intervening HOA parcels and golf course mitigated the projected highway noise. This finding is incorporated in Prince George's County Planning Board Resolution No. 00-111. The Environmental Planning Section indicated that the area of SDP-0615 is farther from US 301 and exterior noise levels are expected to be lower than those experienced within the limits of East Village, Phase 1, SDP-9907.

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

Comment: The subject SDP is in general compliance with the above consideration according to the review undertaken by the Environmental Planning Section.

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

Comment: A geotechnical report dated March 2006 has been submitted for the development contained in this SDP. According to the review by the Environmental Planning Section (Stasz to Zhang, August 14, 2007), the above condition has been fulfilled. The environmental planner indicates that high-risk areas do not occur on this portion of the Beech Tree site, but in some areas special drainage measures, road construction, and foundation construction methods may be needed. As usual, the Prince George's County Department of Environmental Resources will require a soil report in conformance with CB-94-2004 during the permit review process.

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

Comment: A comprehensive trail plan was approved as part of Comprehensive Design Plan CDP-9706 for the entire Beech Tree development. The subject SDP contains only residential development. The Transportation Planning Section (Janousek to Zhang, July 24, 2007) has indicated that there are no issues related to trail connectivity in this SDP.

Consideration 12. Traditional names of the property, owner and family homes shall be considered for use within the proposed development.

Comment: The street names in the Beech Tree development are based on the traditional names of property owners and family homes.

8. **Comprehensive Design Plan CDP-9706:** Comprehensive Design Plan CDP-9706 as approved includes a maximum of 2,400 dwelling units, including 1,680 single-family detached, 480 single-family attached, and 240 multifamily units on approximately 1,194 acres located on the west side of US 301, south of Leeland Road. The housing is to be organized in four distinct villages (North, South, East, and West). An 18-hole championship golf course will be integrated into the residential communities. A 30-acre lake has been built in the Eastern Branch stream valley, and is a central

focal point of the golf course and of the development as a whole. The comprehensive design plan for Beech Tree is also proposed to include the following: A club house for the golf course, a recreation center with pool and tennis courts for the homeowners, 136 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Collington Branch stream valley park, 12.5 acres dedicated to M-NCPPC for a community park, 211 acres dedicated as homeowners' open space, 11 acres set aside for a private equestrian facility, a 35-acre site to be conveyed to the Board of Education for a middle school site, and a 17-acre site for an elementary school. None of the above amenities is included in the subject SDP. These amenities have been either the subject of previously approved SDPs or will be the subject of future SDPs.

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

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

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

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

Comment: The coversheet is not adequate because there are no Tree Conservation Plan numbers listed. In addition, the list of specific design plan numbers should be updated to reflect all recently approved and submitted specific design plans. A condition has been proposed in the recommendation section of this report, which would require this information prior to signature approval of the SDP.

7. **Every Specific Design Plan for Beech Tree shall adhere to Stormwater Management Plan # 958009110 or any subsequent revisions. The applicant shall obtain separate Technical Stormwater Plan approvals from DER for each successive stage of development in accordance with the requirements set forth in Concept Plan # 958009110 prior to certificate approval of any SDP.**

Comment: This condition has been met by the applicant with the submission of the approved stormwater management concept plan # 10218-2007-00 for this SDP.

14. **Prior to approval of each Specific Design Plan for residential use, the applicant shall demonstrate to the satisfaction of the Planning Board and the District Council that prices of proposed dwelling units will not be lower than the following ranges (in 1989 dollars):**

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

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

Comment: See above Finding 7 for discussion.

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

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

- 21. Prior to issuance of any permits for Beech Tree, the applicant shall demonstrate to the Natural Resources Division that all applicable conditions of the state wetland permit have been honored.**

Comment: This condition will be addressed prior to the issuance of permits.

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

Comment: The Environmental Planning Section knows of no violations of this condition and no requests for permission to selectively remove trees.

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

Comment: The street names in the Beech Tree development are based on the traditional names of property owners and family homes.

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

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

Comment: Since the origination of this condition, the Department of Public Works and Transportation (DPW&T) has taken over the review of Technical Stormwater Management Plans. The timing mechanism of this condition is prior to approval of permits, however, the design of the stormwater management facilities significantly impact the design of the SDPs. Staff has recommended a condition to address the issue of the final design of stormwater management facilities.

- 7. Prior to the issuance of any permits for Beech Tree, the applicant shall demonstrate that all applicable conditions of the State wetland permit have been fulfilled.**

Comment: In a memorandum dated August 14, 2007 (Stasz to Zhang), the Environmental Planning Section indicated that a Corps of Engineers 404 Permit and Maryland Department of the Environment Water Quality Certification have been obtained. Copies are in the Environmental Planning Section files and this condition will be addressed prior to the issuance of any permits.

8. **As part of the submission of a Specific Design Plan (SDP) for any High Risk Area, the applicant, his heirs, successors and/or assigns shall submit a geotechnical report for approval of M-NCPPC Environmental Planning Section, the Prince George's County Department of Public Works and Transportation, and the Prince George's County Department of Environmental Resources. The SDP shall show the proposed 1.5 Safety Factor Line. Adjustments to lot lines and the public rights-of-way shall be made during the review of the SDP. No residential lot shall contain any portion of unsafe land.**

Comment: A geotechnical report for this portion of the Beech Tree site has been reviewed and found by the Environmental Planning Section to meet all requirements. The Environmental Planning staff have reviewed SDP-0615 and determined that high-risk areas do not occur on this portion of the Beech Tree site.

11. **Prior to issuance of building permits, the applicant, his heirs, successors and/or assigns shall pay a fee to Prince George's County of \$201.65 per dwelling unit toward the provision of a fire station and an ambulance.**

Comment: The fee of \$201.65 per dwelling unit was assessed to be a fair share contribution towards the construction of the proposed Leeland Road Station and acquisition of an ambulance to provide services to areas, including the subject site, which are currently not able to be served within the response time standards. This condition will be carried forward as condition of approval for this SDP.

10. **Special Purpose Specific Design Plan SDP-9905 for Community Character:** SDP-9905 is a special purpose specific design plan pursuant to Condition 12 of Comprehensive Design Plan CDP-9706 that was devoted to elements of streetscape including but not limited to street trees, entry monuments, signage, special paving of roadways at important facilities and intersections, and design intentions in the East Village. The SDP also addressed utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and the concentration of particular species as an identifying feature for particular neighborhoods. The Planning Board approved SDP-9905 on October 14, 1999. The subject SDP has no signage element since the site is internally located. In addition, the site does not contain any key facilities, intersections or trail heads. Therefore the SDP is in general compliance with Special Purpose Design Plan SDP-9905 for community character.
- 11 **Infrastructure Specific Design Plan SDP-9907:** SDP-9907 is an infrastructure specific design plan for the East Village consisting of 130 single-family detached residential lots. However, SDP-9907 included, for the first time, a staging plan and the accompanying transportation improvements needed for the various development stages of Beech Tree. The Planning Board approved SDP-9907 on June 8, 2000, subject to 14 conditions, of which only the staging and transportation improvement related conditions are applicable to the review of this SDP, as follows:

11. **If in the future, the sequencing of the subsequent development phases or associated transportation improvements is proposed to be modified, the Recommended Staging**

Plan shall be revised and resubmitted by the applicant prior to approval of the SDP for which such a change is requested.

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

Comment: By a letter dated March 2, 2007 (Rizzi to Burton), the applicant provided evidence to fulfill the above three requirements. The review by the Transportation Planning Section indicates that the proposed development along with 400 previously approved permits will bring the total permit number to 424, which is above the threshold of Phase III of the Beech Tree project. The Transportation Planning Section concludes that the subject development will be adequately served within a reasonable period of time, if the application is approved with conditions for Phases IV-VI. The conditions recommended by the Transportation Planning Section have been included in the Recommendation section of this report.

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

Leeland Road

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

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

Comment: In a letter dated March 2, 2007 (Rizzi to Burton) the applicant indicated that the above-mentioned improvements are included in Phase II residential development and have been bonded with the Prince George's County Department of Public Works and Transportation.

The applicant also indicates in the letter that the proposed dwelling units will be developed at Phase III of residential development and will fall into the building permit range of 132-1,000. The Transportation Planning Section has determined that the subject SDP constitutes a modification of the previously approved phasing plan included in SDP-9907 and recommends carrying over the conditions of approval associated with the phasing of transportation improvements for Beech Tree. Those conditions recommended by the Transportation Planning Section have been included as conditions of approval of this SDP.

- 12. Umbrella Specific Design Plan SDP-0001 for Architecture:** SDP-0001 is an umbrella specific design plan for architecture for the entire Beech Tree development. The SDP was approved by the Planning Board on June 8, 2000, subject to three conditions. Original SDP-0001 was approved with 16 architectural models for the proposed single-family detached units in the East Village, but

the approved models can be used in any other portions of the Beech Tree development. Since the original approval of SDP-0001, nine revisions have been approved. The units approved by SDP-0001 ranged from 2,494 to 5,096 square feet. The base square footage of the units proposed in this SDP ranges from 3,277 to 3,700 square feet. Of the three conditions attached to the approval of SDP-0001, one is applicable to the review of this SDP.

1. **Prior to certification of SDP-0001, the architectural drawings shall be revised to show more articulation and design features for the rear elevations of Lots 1 to 10 and Lots 19 to 25 on Folkshire Drive so that they are as attractive as the front elevations.**

Comment: This condition was derived from a finding that the rear elevations of Lots 19 to 25 along Folkshire Drive would face the proposed golf course and the rear elevations of Lots 1 to 10 along Folkshire Drive would face Beech Tree Parkway. As a result, the above condition was incorporated to ensure that exposed rear elevations were appropriately treated and articulated. A similar situation exists within the subject application: Lots 1-15 back to the golf course. Therefore staff has incorporated the above condition in a modified form for these lots in the Recommendation section of this report.

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

- a. The proposed 22 single-family semidetached and 2 single-family detached units are part of a larger project known as Beech Tree, which is the subject of numerous previous approvals. The subject SDP is an implementation of previous approvals for South Village, Section 6, and is therefore in general compliance with the requirements of the R-S Zone as stated in Sections 27-511, 512, 513 and 514 with regards to permitted uses and other regulations such as minimum size of property.

- b. Section 27-528, requires the following findings for approval of a specific design plan:

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

- (1) **The plan conforms to the approved Comprehensive Design Plan and the applicable standards of the Landscape Plan, and 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 Zones, if any portion lines within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulation set forth in Section 27-480(d) and (e);**

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

This SDP does not propose the construction of townhouse units and thus is not subject to the requirements of Section 27-274 (a) (1) (B) and (a) (11) and the regulations for townhouses set forth in Section 27-443 (d).

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

Comment: Findings for adequate public facilities including fire, rescue, police, and transportation have been made in conjunction with the preliminary plan of subdivision. In this case, a complete staging plan and the accompanying transportation improvements for the entire Beech Tree development were not approved until the Planning Board approved SDP-9907 on June 8, 2000. Per review by the Transportation Planning Section (July 11, 2007, Burton to Zhang), the subject SDP proposal is consistent with the previous transportation adequacy findings with slight modifications of the previously approved phasing plan. The staff concludes that the subject site will be adequately served within a reasonable period of time with nearby transportation facilities existing and planned to be completed in the near future.

According to a memorandum from the Public Facilities and Historic Preservation Section (Harrell and Izzo to Zhang, September 26, 2007), the development as proposed in this SDP will be adequately served by the existing and programmed fire, rescue and police service in the area.

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

Comment: The subject site has a stormwater management concept approval number 10218-2007-00. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties. Although the Department of Public Works and Transportation (DPW&T) provided a referral response for the subject project (Abraham to Zhang, June 28, 2007) this response failed to verify that the proposed development is consistent with the approved stormwater management concept. A condition has been proposed in the Recommendation section of this report, which would require the applicant to provide evidence from DPW&T that the subject SDP is consistent with the approved stormwater management concept prior to signature approval.

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

Comment: As indicated in Finding 15 below, Type II Tree Conservation Plan TCPH/49/98-13 has been submitted with this SDP. TCPH/49/98-13 has been found to meet the requirements of the Woodland Conservation Ordinance, according to the review by the Environmental Planning Section. The Environmental Planning Section recommended approval of the subject SDP and TCPH/49/98-13 subject to two conditions, which have been incorporated into the Recommendation section of this report.

14. **Landscape Manual:** The proposed construction of single-family detached and single-family semidetached houses in the R-S Zone is subject to Section 4.1, Residential Requirements, of the *Landscape Manual*.

The subject SDP includes 22 single-family semidetached and 2 single-family detached lots, both of which are smaller than 9,500 square feet. Per Section 4.1 (f) 33 shade trees and 22 ornamental or evergreen trees are required for the single-family semidetached lots. Per Section 4.1(d) 2 shade trees and 2 ornamental or evergreen trees are required for the single-family detached lots. The Landscape Plan provides 25 shade trees, 18 ornamental trees and 6 evergreen trees and does not comply with the requirements of the *Landscape Manual*. In addition, the 4.1 landscape schedule incorrectly identifies all units as single family detached. A condition has been incorporated in the Recommendation section of this report, which would require the revision of the landscape plan and associated schedules pursuant to the requirements of the *Landscape Manual* for single-family semidetached units and single-family detached units, respectively.

The plan proposes the clearing and grading of off-site woodland between the golf course and the proposed single-family lots. The plan does not, however, propose the replanting of this area. Written permission from the adjacent property owner for this disturbance will be required prior to signature approval of this specific design plan. Staff recommends that these trees be replanted in order to protect future residents and their property from injury and damage due to errant golf balls. Although the requirements of Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual* are not applicable to Comprehensive Design Zones, a Type B bufferyard would be required between the golf course and the adjacent lots if the property were located in a Euclidian Zone. Therefore, staff recommends that the equivalent of a Type B bufferyard be provided on the adjacent golf course property along the rear property lines of lots 1 through 13. Staff acknowledges that the proposed site design will not allow for the full width of the buffer in some areas due to the close proximity of the existing golf cart path. However, the full width of the buffer should be provided where feasible and the total number of plant units that would be required by the *Landscape Manual* for a Type B bufferyard of this length should be planted. Staff further recommends that a covenant be recorded among the land records of Prince George's County in order to guarantee the preservation and maintenance of this buffer in perpetuity. These recommendations have been incorporated as conditions of approval in the Recommendation section of this report.

15. **Woodland Conservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there is a previously approved Tree Conservation Plan, TCP I/73/97. A Type II Tree Conservation Plan, TCP II/49/98, was initially approved with SDP-9803 for the golf course, which covers the entire site. As each specific design plan is approved for the Beech Tree development, TCP II/49/98 will be revised. The Type II Tree Conservation Plan, TCPII/49/98-13, submitted with this application has been reviewed and was found to be in compliance with the previously approved Type I tree conservation plan and to address the requirements of the Woodland Conservation Ordinance.
16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. The Community Planning Division (Campbell to Zhang, August 15, 2007) has stated that this application is consistent with the 2002 General Plan Development Pattern policies for

the Developing Tier and conforms to the 1993 Subregion VI Master Plan Study Area and SMA recommendations for residential land uses.

- b. The Transportation Planning Section (Burton to Zhang, July 11, 2007) has listed all of the required transportation improvements accompanying the staging plan for the entire Beech Tree project as approved with Infrastructure Specific Design Plan SDP-9907. The transportation planner concludes that the subject development as proposed in SDP-0615 will be adequately served within a reasonable period of time. The transportation improvements that are applicable to the subject SDP have been identified and incorporated into four conditions of approval of this SDP.

In a separate memorandum (Janousek to Zhang, July 24, 2007) regarding specific design plan review for master plan trail compliance, the Transportation Planning Section indicated that there are no master plan trail issues and provided sidewalks are adequate.

- c. The Environmental Planning Section (Stasz to Zhang, August 14, 2007) has provided a comprehensive review of both the larger Beech Tree project and the subject SDP. The planner has recommended approval of Specific Design Plan SDP-0615 and TCP II/49/98-13 subject to two conditions, which have been incorporated into the Recommendation section of this report.
- d. The Subdivision Section (Lockard to Zhang, October 1, 2007) has indicated that the property is the subject of Preliminary Plan of Subdivision 4-00010, which was approved subject to numerous conditions that dealt with environmental constraints, parkland dedication and required transportation improvements. The Subdivision planner indicated that there are no subdivision related conditions applicable to this section of the development. See above Finding 9 for a discussion of the conditions attached to the approval of 4-00010 that are applicable to the review of this SDP. In addition, the Subdivision planner indicated that the proposed development is in general compliance with the approved preliminary plan.
- e. The Permit Section (Linkins to Zhang, July 5, 2007) indicated that architectural details for the safety rails/fences, which are required on top of the proposed retaining walls, should be shown on the plans.

Comment: The retaining wall proposed on Lot 17 is currently shown as 6.2 feet in height. This retaining wall should be reduced to 6 feet. If it is not, it will be required to meet the building setback. Although the construction detail for the proposed retaining walls indicates that the construction material will be a Versa-Lok Mosaic product, a color choice was not indicated. Color choice should be provided on the plans prior to signature approval. A condition has been incorporated in the Recommendation section of this report, which would require this information prior to signature approval.

- f. The Department of Parks and Recreation (DPR) (Solomon to Reed, September 28, 2007) indicated that the proposed development has no effect on park property.
- g. The Historic Preservation and Public Facilities Planning Section (Moore to Zhang, June 6, 2007) has reviewed the subject SDP for historic sites and concluded that this SDP has no impact on historic resources.

In a separate memorandum (Stabler to Zhang, June 26, 2007), the staff archeologist indicated that a Phase I archeological survey was completed on the Beech Tree property and no further archeological investigations are necessary for the area covered by SDP-0615.

- h. The State Highway Administration (SHA) (Foster to Zhang, July 18, 2007) has indicated that the SHA has no objection to the approval of this SDP.
- i. The Washington Suburban Sanitary Commission (WSSC) (Thacker to Zhang, June 25, 2007) has noted that water and sewer extension will be required for this portion of the subdivision.
- j. The Historic Preservation and Public Facilities Planning Section (Harrell and Izzo to Zhang, September 26, 2007) has noted that the development will be adequately served by the existing police service, but the existing fire and rescue services are beyond response time guideline standards. A new station has been included in the approved Capital Improvement Program Fiscal Year 2007-2012. The station is currently estimated for completion in 2013 to fully serve this development. Preliminary Plan 4-00010 was approved with a condition that required the applicant to submit a fair share fee payment of \$201.65, prior to the issuance of each building permit, for the construction of this fire station.

Comment: This preliminary plan condition has been carried over as a condition of approval of this specific design plan and has been incorporated in the Recommendation Section of this report.

- k. The Department of Public Works and Transportation (DPW&T), Prince George's County (Abraham to Zhang, June 28, 2007) indicated that all development would be required to meet its guidelines and specifications, the site has an approved Concept Plan 10218-2007, dated May 22, 2007 and that a soils investigation report including subsurface exploration and a geotechnical engineering evaluation is required. DPW&T's requirements will be addressed through their separate permitting process.

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-0615 for Beech Tree, South Village, Section 6, and Type II Tree Conservation Plan TCPH/49/98-13, subject to the following conditions:

- 1. Prior to signature approval of this specific design plan, the applicant shall:
 - a. Revise the site plan and landscape plan as follows:
 - (1). Provide all approved or submitted Tree Conservation Plan and Specific Design Plan numbers (including revisions) on the coversheet.
 - (2). Revise the architectural elevations to show more articulation and design features for the rear elevations of Lots 1 to 15 and Lots 22 to 24.
 - (3). Provide a detail of the safety fence/railing required on top of the retaining walls.

- (4). Reduce the height of the retaining wall on lot 17 to 6 feet or less or relocate the retaining wall so that it meets the required building setback.
 - (5). Provide the equivalent of a Type B bufferyard between the golf course and lots 1-12 to the extent practical.
 - (6). Revise the Landscape Plan and associated schedules to accurately reflect the requirements of Section 4.1(d) and 4.1(f).
 - (7). Provide written evidence from the adjacent property owner that the off-site grading and landscaping are permissible.
 - b. Provide evidence from DPW&T that the subject SDP is consistent with the approved stormwater concept plan.
 - c. Indicate color choice for the proposed retaining walls on the plans.
2. The applicant and the applicant's heirs, successors and/or assignees shall provide the following transportation related improvements:

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

- a. 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:
 - (1) Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Leeland Road to Beech Tree Parkway.
 - (2) 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
 - (3) Widen Leeland Road to provide two exclusive left turn lanes and one free flowing right turn lane.

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

- b. 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:
 - (1) Widen southbound US 301 to provide three exclusive through lanes from 2,000 feet south of Trade Zone Avenue to 1,000 feet north of Leeland Road. This improvement will augment an improvement from a previous phase.

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

- c. 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.

- d. Any changes to the sequencing of transportation improvements and/or changes to the development thresholds identified in Conditions a through d above will require the filing of an SDP application, and a new Staging Plan reflecting said changes must be included with the application.
3. Prior to the issuance of building or grading permits, the M-NCPPC Environmental Planning Section shall review all Technical Stormwater Management Plans approved by the Department of Public Works and Transportation (DPW&T). The Environmental Planning Section shall work with DPW&T and the applicant to ensure that the plan is consistent with the Habitat Management Program and that water quality is provided at all stormdrain outfalls. If revisions to the TCPII are required due to changes to the Technical Stormwater Management Plans, the revisions shall be handled at the staff level if the changes result in less than 20,000 square feet of additional woodland cleared.
4. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.
5. The following architectural standards shall apply to the proposed development:
 - a. All units shall have a full front façade (excluding gables, windows, trim and doors) constructed of brick, stone or stucco or shall be treated with a full width front porch.
 - b. Any side elevation which faces the public street shall be designed with materials and details in a manner consistent with the front elevation. In the event the opposite side of such dwelling unit is not highly visible from the public street and, as a result, the homeowner chooses not to display such treatment, the side yard of such unit shall be planted with an evergreen buffer. A side elevation which is highly visible from the public street as a result of being angled on a corner lot or a projecting forward from the neighboring house more than 20 feet, shall display significant architectural features which contribute to the aesthetic of the unit. Significant architectural features include, but are not limited to, bay projections, wrap-around porches, sunrooms, conservatories, pergolas and other architectural embellishments consistent with the architecture defined on the front elevation of the unit.
6. At time of issuance of building permit, the applicant shall pay \$201.65 per unit for ambulance service for 24 units in this SDP to the Treasury of Prince George's County toward the provision of the Leeland Road Fire Station and ambulance services to alleviate the existing inadequacy of services.
7. Prior to the final plat, a landscape covenant shall be recorded among the land records of Prince George's County for the landscaped bufferyard between lots 1-12 and the golf course.
8. No two units located next to, attached to, or directly across the street from each other may have identical front elevations.
9. The developer, its heirs, successors, and/or assigns shall insure that each builder maintains in the appropriate sales office(s) copies of its currently approved architecture (including all exterior elevations of all approved models), copies of currently approved Site Plans, Landscape Plans and plans for recreational facilities appropriate for that portion of the property being developed, as well as the corresponding approved Subdivision Plan.