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SPECIFIC DESIGN PLAN

SDP-0507

Application	General Data
Project Name: Beech Tree, Golf Course Clubhouse Location: West side of Presidential Golf Drive, south of Beech Tree Lake, inside the Beech Tree development Applicant/Address: Vob Limited Partnership Tysons Office Center 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Date Accepted: 4/6/06
	Planning Board Action Limit: NA
	Plan Acreage: 42.97
	Zone: R-S
	Dwelling Units: NA
	Square Footage: 15,550
	Planning Area: 79
	Tier: Developing
	Council District: 06
	Municipality: NA
	200-Scale Base Map: 203SE14

Purpose of Application	Notice Dates
A 10,063-square-foot golf course clubhouse, a 5,487-square-foot cart barn, and a parking lot.	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 01/17/06
	Sign(s) Posted on Site and Notice of Hearing Mailed: 05/01/06

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

May 16, 2006

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

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

SUBJECT: Specific Design Plan, SDP-0507, Beech Tree Golf Course Clubhouse
Type II Tree Conservation Plan, TCPII/49/98-12

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 4-98063;
- d. Special Purpose Specific Design Plan SDP-9905 for Community Character;
- e. Infrastructure Specific Design Plan SDP-9907;
- f. Specific Design Plan SDP-9803;
- 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;
 - Section 27-528 and 27-588 of the Zoning Ordinance;
- 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 a golf club house in a subdivision in the R-S Zone.
2. **Development Data Summary:**

	Existing	Proposed
Zone	R-S	R-S
Uses	Vacant	Golf Club House
Acreage (in the subject SDP)	42.97	42.97
Total Gross Floor Area (SQ.FT.)	-	15,550.7
Of which Golf Clubhouse and		
Administrative Office	-	10,063.7
Cart Barn	-	5,487

OTHER DEVELOPMENT DATA

	Required	Provided
Total Parking Spaces	191	200
Of which 18-hole golf course:	149	-
Golf course accessory including cart barn, golf course clubhouse, restaurant, driving range:	38	-
Administrative Office:	4	-
Handicapped Spaces:	6	6

3. **Location:** The Beech Tree project site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by the subject Specific Design Plan SDP-0507, Beech Tree Golf Club House, is in the southeast corner of the Beech Tree site and is located on the west side of Presidential Golf Drive.
4. **Surroundings and Use:** The subject site (of SDP-0507) is located southeast of the Beech Tree community center across the Beech Tree Lake. The site has direct access from Presidential Golf Drive to the east. To the north of the site are a portion of the Beech Tree golf course fairway and Section 13, East Village; to the west are Beech Tree Lake and a portion of the Beech Tree golf course fairway; to the south are other fairways and Sections 1 and 6, South Village.

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

5. **Previous Approvals:** The subject site of Beech Tree Golf Clubhouse contains 42.97 acres of land within a larger project known as Beech Tree with a gross acreage of 1,212, which was rezoned from the R-A Zone to the R-S (2.7-3.5) Zone through Zoning Map Amendments A-9763-C, for 1,765 to 2,869 dwelling units. A-9763-C was approved (Zoning Ordinance No. 61-1989) by the

District Council on October 9, 1989, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706, for the entire Beech Tree development, was approved by the District Council, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivisions have been approved. They are 4-98063 for the golf course; 4-99026 for 458 lots and 24 parcels (PGCPB No 99-154); and 4-00010 (PGCPB No 00-127) for 1,653 lots and 46 parcels, which covers the subject site (SDP-0415).

Two specific design plans for the entire site have also been approved for the Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for architecture for the entire Beech Tree development. So far, SDP-0001 has been revised three times and the fourth revision is currently under review. In addition, there are 13 other approved specific design plans for the Beech Tree development. They are SDP-9803 for the golf course; infrastructure SDP-9907 for the East Village (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 1 (129 single-family residential lots); SDP-0112 for the East Village, Phase II, Section II (49 single-family residential lots); SDP-0113 for the South Village, Phase I, Sections 1, 2, and 3 (93 single-family residential lots); SDP-0314 for 46 townhouse units on 7.3 acres of land known as East Village Section 10; SDP-0315 for 39 townhouse units on 11 acres of land known as East Village Section 4; SDP-0316 for 49 single-family residential lots in East Village, Section 9; SDP-0406 for 169 single-family detached and attached dwelling units in North Village, Sections 1,2 and 3; SDP-0409 for 65 single-family residential lots in North Village, Sections 4 and 5; SDP-0410 for 158 townhouse units in North Village, Section 6; SDP-0415 for 83 single-family detached and 57 single-family attached units in North Village, Section 7, 8 and 9; SDP-0412 for a 16,635 square foot community center; and SDP-0416 for 66 single-family detached dwelling units in South Village, Sections 4 and 5.

In addition, various types of tree conservation plans have also been approved for the above-mentioned preliminary plans of subdivision and specific design plans. This SDP also has an approved Stormwater Management Concept Plan 8005250-1998-02, which covers the entire phase I (Lake and Golf Course) of the Beech Tree development.

6. **Design Features:** The SDP proposes to develop a 42.97-acre golf clubhouse west of Presidential Golf Drive in the southeast part of the Beech Tree development. The SDP contains two buildings: the clubhouse and the cart barn. The subject site was included in a previously approved SDP-9803. The subject SDP shows a general site layout that is almost identical to the previous approval, but shows different building footprints for both the clubhouse and the cart barn. The only access point to the site is off Presidential Golf Drive. The roadway branches off into two: one leads to the parking lot, and further on to a square plaza in the front of the clubhouse, and the other goes directly to the plaza. A golf clubhouse building is located to the west of the plaza, the cart barn is located to the south of the plaza, and the parking lot defines the plaza to the east.

The elevation designs of the golf clubhouse and the cart barn are symmetric in general. Both buildings are one story, hipped roof buildings. The elevations of the clubhouse feature a three-part design with a stone veneer water table, a combination of stone veneer and vinyl middle and a large hipped roof with a decorative roof balustrade. The hipped roof has two parts and each has a different slope. A cross gable portico commands the middle of the front elevation. The portico features an EIFS pediment with an elliptical louver window, a cornice with dentils and round fiberglass columns. The front elevation has arched windows with an arched window head and the

windows on other elevations feature a rectangular twin or single transom window with a keystone Fypon window head.

The elevations of the cart barn also feature a three-part design, but with a different roof material and decorative roof features such as metal cupola and eyebrow dormers. The fenestration of the cart barn features metal louver windows, metal overhead doors, a decorative fixed door with operable upper half and regular panel window. The base of the building is finished with stone veneer, the middle with board and batten siding, and the roof with seam metal.

One monument sign has been proposed at the entrance off Presidential Golf Drive. However, no sign face area information has been provided. A condition of approval has been proposed to require the applicant to provide the sign area calculation pursuant to Part 12, Signs, of the Zoning Ordinance.

COMPLIANCE WITH EVALUATION CRITERIA

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

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

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

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

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

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

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

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

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

Comment: This condition has been modified and included in CDP-9706 conditions of approval. A geotechnical report has been submitted for the development contained in this SDP. Per the review by the Environmental Planning Section, the above condition has been fulfilled by applicant's acceptance of the staff exhibit, staff report findings on CDP-9706, and Condition 1.d.

of PGCPB Res. 98-50, which requires a detailed review of the SDP and the submission of a geotechnical study. Pursuant to the review of the geotechnical report by the Environmental Planning Section, the high-risk areas do not occur on this portion of the Beech Tree site. However, in some areas special drainage measures, road construction, and foundation construction methods may be needed. A condition of approval from the Environmental Planning Section has been incorporated into the recommendation section of this report as Condition 6.

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

Comment: Per a review by the Transportation Planning Section, there are no master plan trails issues identified in the adopted and approved Subregion VI master plan or previously approved plans that impact the subject site. However, the site plan indicates a standard sidewalk along Presidential Parkway. The trails planner recommends a connection be provided along one side of the entrance road to the clubhouse.

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

Comment: Traditional names of the property, owners, and family homes have been used throughout the Beech Tree development.

8. **Comprehensive Design Plan CDP-9706:** Comprehensive Design Plan CDP-9706 as approved includes a maximum of 2,400 dwelling units, of which 1,680 are single-family detached, 480 are single-family attached, and 240 are multifamily units, on approximately 1,194 acres located on the west side of US 301, south of Leeland Road. The housing is to be organized in four distinct villages (North, South, East, and West). An 18-hole championship golf course will be integrated into the residential communities. A 30-acre lake, built in the Eastern Branch stream valley, 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, which is located to the west of the subject site, 211 acres dedicated as homeowners open space, 11 acres set aside for a private equestrian facility, a 35-acre site to be conveyed to the Board of Education for a middle school site, and a 17-acre site for an elementary school.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions; the conditions applicable to the subject SDP review that warrant discussion are as follows:

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

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

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

Specific Design Plan numbers, and all approved or submitted Tree Conservation Plan numbers for Beech Tree.

Comment: The SDP is in partial compliance with the condition regarding overall plan, phasing, and section numbers. A condition of approval prior to certification has been proposed in the Recommendation section of this report to require the applicant to provide aforementioned information.

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

Comment: The subject SDP is covered in the stormwater management plan for the first phase of the Beech Tree development (8005250-1998-02). A review by the Department of Environmental Resources (DER) (Nicole to Zhang, April 25, 2006) has stated that the site plan for Beech Tree Golf Course Clubhouse SDP-0507 is consistent with the approved stormwater concept plan.

- 9. Prior to approval of the specific design plan for the golf course and lake, the applicant shall submit to the Natural Resources Division an integrated pest management plan (IPM) in accordance with Maryland Department of the Environment (MDE) and Department of Natural Resources (DNR) criteria. The IPM shall include protocols on how nutrients, pests and toxics will be managed on a routine basis as part of the overall maintenance and upkeep of the golf course and lake. The IPM shall be approved by the Natural Resources Division prior to the issuance of the use and occupancy permit for the golf course.**

Comment: An integrated pest management plan (IPM) was submitted prior to the approval of the SDP for the Golf Course, SDP-9803. The subject SDP is for approval of the golf course clubhouse and does not include the golf course. Per the review of the Environmental Planning Section, the submitted IPM has not been approved because it does not contain the significant amount of detailed information that is required for review and approval. Prior to the issuance of the use and occupancy permit for the golf course, a detailed IPM shall be submitted and approved.

- 10. Prior to approval of the specific design plan for the golf course, or of the preliminary plat of subdivision for the residential areas adjacent to the golf course, the applicant shall submit a graphic study prepared by a nationally recognized golf course architect showing the most likely direction and distance of the errant golf shots expected from all tee locations of all holes, and from all other locations on those holes from which errant shots may be expected. If, in the judgment of the Planning Board or District Council, the layout of the golf course presents too great a hazard to residents or their property, the golf course layout shall be revised or, if this is not possible, the affected areas of residential use and [sic] shall become homeowners' open space or part of the golf course.**

Comment: As discussed above, the subject SDP is for approval of the golf course clubhouse only and does not include the golf course, which was approved previously under SDP-9803.

17. **The District Council shall review and approve all specific design plans for Beech Tree.**

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

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

Comment: See above Finding 7 for more discussion.

25. **The private recreational facilities shall have bonding and construction requirements as follows. Requirements for those facilities in bold type below shall be incorporated into recreational facilities agreements (as specified in the *Park and Recreation Facilities Guidelines*) prior to final plat of subdivision:**

BEECH TREE PHASING OF AMENITIES		
FACILITY	BOND	FINISH CONSTRUCTION
Golf Course	N/A	Complete by 600th building permit
Equestrian Center	N/A	Complete by 2000th building permit
Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
Swimming Pool Adjacent to Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
Six (6) Tennis Courts Adjacent to Main Community Building	Prior to 600th building permit	Complete by 1,000th building permit
Eight-foot-wide Asphalt Trail System (not on public park land)	Prior to 800th building permit	Complete by 2,200th building permit
Lake View Park	Prior to 600th building permit	Complete by 1,200th building permit
<p>It is occasionally necessary to adjust the precise timing of the construction of recreational facilities as more details concerning grading and construction details become available. Phasing of the recreational facilities may be adjusted by written permission of the Planning Board or its designee under certain circumstances, such as the need to modify construction sequence due to exact location of sediment ponds or utilities, or other engineering necessary. The number of permits allowed to be released prior to construction of any given facility shall not be increased by more than 25 percent, and an adequate number of permits shall be withheld to assure completion of all of the facilities prior to completion of all the dwelling units.</p>		

Comment: The subject SDP includes a golf course clubhouse and a cart barn. The rest of the golf course was covered under SDP-9803. The Urban Design Section believes that the golf clubhouse should be constructed when the golf course is completed. The first item in the table of the above condition will be carried forward as a condition of approval for this SDP.

45. No grading or cutting of trees or tree removal shall occur until after approval of the specific design plan by the District Council.

Comment: This condition has been carried forward as a condition of approval for the subject specific design plan.

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

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

49. During the SDP approval process, the applicant shall explore the feasibility of a bridge or tunnel to eliminate golf cart/automobile conflicts where the path from Hole 11 to Hole 12 crosses the entrance drive near US 301.

Comment: The subject SDP is for the area around the golf clubhouse and does not include the two holes mentioned in the conditions.

9. **Preliminary Plan of Subdivision 4-98063:** Preliminary Plan of Subdivision 4-98063, which covers the subject site, was approved (PGCPB No. 98-311) by the Planning Board on December 3, 1998, subject to 17 conditions. The permit-related conditions will be enforced at time of permit issuance. The following conditions of approval attached to 4-98063 are applicable to this specific design plan review:

1. Development of this site shall be in conformance with the approved Comprehensive Design Plan CDP-9706 and the approved Specific Design Plan SDP-9803, including all conditions thereto. Any discrepancies between the approved preliminary plat and the approved SDP shall be corrected by the submission of a revised SDP for approval by the Planning Board prior to issuance of any permits.

Comment: The subject SDP has been prepared for fulfillment of a condition of approval attached to SDP-9803 for the golf course. This SDP has been reviewed for conformance with all previous approvals including Comprehensive Design Plan CDP-9706 and Specific Design Plan-9803.

2. Development shall be in conformance with the approved Stormwater Concept Plan 958009110.

Comment: The subject SDP is covered in the stormwater management plan for the first phase of the Beech Tree development (8005250-1998-02). A review by the Department of Environmental Resources (DER) (Nicole to Zhang, April 25, 2006) has stated that the site plan for Beech Tree Golf Course Clubhouse SDP-0507 is consistent with the approved stormwater concept plan.

17. **Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/73/97). The following note shall be placed on the final plat of Subdivision:**

“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/78/97), or as modified by the Type II tree conservation plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved tree conservation plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy.”

Comment: The subject SDP has been reviewed and found to be in conformance with Type II Tree Conservation Plan TCPII/49/98-12, which is a modification of the originally approved Type I Tree Conservation Plan (TCPI/78/97).

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 the streetscape, including but not limited to street trees, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the neo-traditional area of the East Village. The SDP also addressed utilizing distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and concentrating on particular species as an identifying feature for particular neighborhoods. The SDP was approved by the Planning Board on October 14, 1999. The subject specific design plan has proposed one entrance monument sign, which is in general compliance with Special Purpose Specific 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 May 10, 2005 (Rizzi to Burton), the applicant provided the evidence to fulfill the above three specific requirements. The review by the Transportation Planning Section indicates that the proposed development will be adequately served by transportation improvements within a reasonable period of time.

In its review of the Planning Board's action on SDP-0410 on November 28, 2005, the District Council affirmed the Planning Board's approval for SDP-0410 with modification to Condition 6 of SDP-0410, which is a condition of the Phase III transportation improvement timing threshold as approved in SDP-9907. This is the only modification that has been made so far to the comprehensive transportation improvement phasing plan for Beech Tree. The Council's modification increases the Phase III transportation improvement threshold from the originally approved 132nd residential building permit to the 350th residential building permit.

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

Leeland Road

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

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

Comment: According to the applicant, the above-mentioned improvement is included in the Phase II residential development and has been bonded with the Prince George's County Department of Public Works and Transportation.

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

- 3. Prior to the issuance of the one hundred and thirty second building permit for any residential unit of the development, the following improvements shall be completed by the applicant:**
- a. Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Trade Zone to 2,000 feet south of Trade Zone Avenue;**
 - b. Construct internal site connection from Beech Tree Parkway to Leeland Road;**
 - c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.**

The above requirements have been incorporated into the conditions of approval for this SDP, specifically as Condition 10 in the recommendation section of this report.

- 12. Specific Design Plan SDP-9803:** SDP-9803 is a specific design plan for the Beech Tree Golf Course and Country Club, including the rough grading necessary to establish the fairways, tees, and greens of the 18-hole golf course. Also included is the basic layout of the clubhouse area and the adjacent parking. Architectural elevations for the clubhouse were not provided with SDP-9803. The Planning Board approved SDP-9803 on May 21, 1998, with 17 conditions. The

permit related conditions will be enforced at time of permit issuance. The following conditions are applicable to the review of the subject SDP:

2. **Prior to approval of any building permits for the clubhouse, a new specific design plan including the clubhouse architecture and all proposed signage shall be approved by the Planning Board.**

Comment: This submission is for fulfillment of this condition. This specific design plan application includes building elevations for the clubhouse, cart barn, parking improvements and an entrance monumental sign.

7. **There shall be no grading, cutting of trees or tree removal from the site until such time as the recommendations of the approved habitat management plan have been incorporated into the Type II TCP.**

Comment: The above condition has been fulfilled by previous approvals for the Beech Tree Project.

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

- a. The proposed golf clubhouse is an integrated part of a larger project known as Beech Tree, which is a golf course residential community and is the subject of numerous approvals. The subject SDP is in general compliance with the requirements of the R-S Zone as stated in Sections 27-511, 512, 513 and 514 with regard to permitted use and other regulations such as general standards.

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

- (a) **Prior to approving a specific design plan, the Planning Board shall find that:**

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

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

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

Comment: Findings for adequate public facilities including fire, rescue, police, 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 a review by the Transportation Planning Section (May 12, 2006, Burton to Zhang), the subject specific design plan is consistent with the previous transportation adequacy findings. The staff finds that the subject site will be adequately served within a reasonable period of time with transportation facilities existing and planned to be completed in the near future.

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

The existing fire engine and ambulance services are beyond response time guidelines for the entire Beech Tree project. For any residential elements in Beech Tree, a fee of \$201.65 for each unit has been assessed as the fair share toward the provision of the new Leeland Road Fire Station and ambulance services in order to alleviate the noted inadequacies. For all non-residential components, which includes this project, as required by the previous conditions of approvals, all structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable county laws and regulations.

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

Comment: The Department of Environmental Resources (Nicol to Zhang, April 25, 2006) has stated that the proposal is consistent with approved Stormwater Management Concept Plan 8329178-2000. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties.

(4) The Plan is in conformance with an approved tree conservation plan.

Comment: As indicated in Finding 15 below, a Type II Tree Conservation Plan, TCPII/49/98-12, has been submitted with this SDP. TCPII/49/98-12 has been found to meet the requirements of the Woodland Conservation Ordinance according to the review by the Environmental Planning Section. The Environmental Planning Section recommended approval of the subject SDP and TCPII/49/98-12 subject to five conditions that have been incorporated into the recommendation section of this report.

14. **Landscape Manual:** The proposed community recreation center in the R-S Zone is subject to Section 4.3, Parking Lot Requirements, and not Section 4.7, Buffering Incompatible Uses, of the Landscape Manual. But Section 4.7 standards of the Landscape Manual should be used as a guide to the appropriate standards in the comprehensive design zone.
- a. Section 4.3 (c), Interior Planting, requires five percent of the total area of parking lot to be interior planting area when a parking lot is larger than 7,000 square feet but smaller than 49,999 square feet, and it requires the lot to be planted with one shade tree for each 300 square feet (or fraction) of interior landscaped area provided. The landscape plan shows a parking lot in front of the clubhouse that is within the above size range. However, the application has not provided any information related to the fulfillment of this requirement of the Landscape Manual. A condition of approval has been proposed to require the applicant to provide a Section 4.3 (c) schedule pursuant to the Landscape Manual.
 - b. The use of golf course or country club is defined by the Landscape Manual as a low-impact use. When a low-impact use is adjacent to single-family detached houses in a

conventional zone, a Type B bufferyard is required. The proposed clubhouse is located in the middle of a larger site with a small site envelope. Most of the site will not be disturbed and thus the buffering between the proposed clubhouse from the adjacent single-family houses will be provided by the existing wooded areas, except for the northern boundary area. The Urban Design Section recommends that a bufferyard be provided along the boundary line with a planting unit level equivalent to the requirement of the Type B bufferyard. A condition of approval has been proposed in the recommendation section to require the applicant provide the bufferyard and corresponding landscape schedule.

15. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet; there are more than 10,000 square feet of existing woodland on site; and there is a previously approved Tree Conservation Plan, TCPI/73/97.
- a. The detailed forest stand delineation (FSD) was previously reviewed with the approval of CDP-9706 and Type I Tree Conservation Plan TCP I/73/97 and found to address the criteria for an FSD in accordance with *A Technical Manual for Woodland Conservation with Development in Prince George's County*. No further information is required with respect to the forest stand delineation at this time.
 - b. A Type II Tree Conservation Plan, TCP II/49/98, initially approved with SDP-9803 for the golf course, covers the entire site. As each specific design plan is approved for the Beech Tree development, TCPII/49/98 will be revised. The revised Type II Tree Conservation Plan, TCPII/49/98-12, submitted with this application, has been reviewed. It was found to be in compliance with the previously approved Type I tree conservation plan and to address the requirements of the Woodland Conservation Ordinance, subject to certain conditions.
16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. The Community Planning Division (Washburn to Zhang, May 11, 2006) has stated that there are no master plan or General Plan issues related to this specific design plan. General Plan and master plan issues were addressed during the review of previous applications.
 - b. The Transportation Planning Section (Burton to Zhang, May 12, 2006) has listed all the required transportation improvements accompanying the staging plan for the entire Beech Tree project as approved with Infrastructure Specific Design Plan SDP-9907. The transportation planner indicates that the actual building permits approved to date number 300, which is within Phase II of the residential development (Phase III residential building permits 351-1,000). The planner concludes that the subject development as proposed in the subject Specific Design Plan SDP-0507 will be adequately served. The transportation improvements that are applicable to the subject SDP related to Phase II residential development have been identified and incorporated into the conditions of approval of this SDP. The transportation planner proposes a condition of approval that has been incorporated into the recommendation section of this report.

In a separate memorandum (Shaffer to Zhang, May 15, 2006) on specific design plan review for master plan trail compliance, the Transportation Planning Section noted that a

sidewalk connection was not specifically addressed from the subject site to Presidential Golf Drive. Consistent with previously approved plans adjacent to this SDP, the trails planner recommends that the applicant provide a standard sidewalk along one side of the entrance road to the clubhouse.

- c. The Environmental Planning Section (Stasz to Zhang, May 10, 2006) has provided a comprehensive review on the background and previous approval history of the Beech Tree project and has recommended approval of Specific Design Plan SDP-0507 and TCPII/49/98-12 subject to four conditions. These conditions of approval for the SDP-0507 have been incorporated into the recommendation section of this report.
- d. The Subdivision Section (Chellis to Zhang, April 27, 2006) has indicated that the property is the subject of Preliminary Plan of Subdivision 4-98063 and listed the conditions of approval that are applicable to this SDP. See above Finding 9 for a discussion of conditions attached to approval of 4-98063 that is applicable to the review of this SDP. The Subdivision reviewer has also identified five technical deficiencies of the site plans that will be addressed by conditions prior to certification approval of this application.
- e. The Permit Section (Stone to Zhang, April 28, 2006) has made two comments on the subject SDP regarding the function of the club house and the parking calculation. The applicant has responded to the comments by revising the site plan.
- f. The Department of Environmental Resources (Nicole to Zhang, April 25, 2006) has stated that the site plan for Beech Tree Golf Course Club House- SDP-0507 is consistent with approved Stormwater Concept Plan 8329178-2000.
- g. The State Highway Administration (SHA) (Foster to Zhang, April 27, 2006) has stated that SHA has no objection to Specific Design Plan SDP-0507 approval.
- h. The Washington Suburban Sanitary Commission (WSSC) (Thacker to Zhang, April 25, 2006) has indicated that an approved water and sewer mains project (Project DA2453A99) is within the limits of this proposed site. Specific on-site review is required for the golf club house.
- i. The archeology consultant of the Planning Department (Bienefeld to Zhang, May 7, 2006) has noted the subject property is located less than one-half mile north of the historic Pentland Property Archeological Site (18PR557), the site of an 18th-century farmstead, and the site is subject to a Phase I archeological investigation. A condition of approval has been proposed in the recommendation section of this report.
- j. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time the staff report was written.
- k. The Town of Upper Marlboro has asked to be removed from the referral list for the Beech Tree project.

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-0507

for Beech Tree, Golf Course Clubhouse, and Type II Tree Conservation Plan TCPII/49/98-12, subject to the following conditions:

1. Prior to certificate approval of this specific design plan, the applicant shall
 - a. Revise the site plan and landscape plan as follows:
 - (1) Provide sign area calculation on the site plan.
 - (2) Provide a key map for all architectural elevations
 - (3) Provide bearings, distances, the parcel letter, and number on the site plan pursuant to the record plat.
 - (4) Label the 10-foot public utility easement (PUE) along Presidential Golf Drive.
 - (5) Label different right-of-way widths of Presidential Golf Drive on the site plans.
 - (6) Re-delineate the boundary of this detailed site plan in accordance with the parcel or lot lines.
 - (7) Provide a Section 4.3 (c) landscape schedule on the site plan
 - (8) Provide a bufferyard and schedule equal to or better than the planting level of the Type B bufferyard along the northern boundary of the subject site.
 - (9) Provide all approved or submitted specific design plan numbers, and all approved or submitted tree conservation plan numbers for Beech Tree on the coversheet.
 - (10) Provide a sidewalk connection on one side of the entrance road all the way to the clubhouse.
 - b. Revise Type II Tree Conservation Plan TCPII/49/98-12 as follows:
 - (1) Replace the worksheet on sheet 46 with a TCPII phased worksheet that lists the acreages for each phase
 - (2) Have the revised plan signed and dated by the qualified professional who prepared the plan
 - c. Provide a Phase I (Identification) archeological investigation. Phase I archeological investigations shall be conducted according to Maryland Historical Trust (MHT) guidelines, *Standards and Guidelines for Archeological Investigations in Maryland* (Shaffer and Cole 1994), and the Prince George's County Planning Board *Guidelines for Archeological Review* (May 2005), and report preparation should follow MHT guidelines and the *American Antiquity* or *Society of Historical Archaeology* style guide. Archeological excavations shall be spaced along a regular 15-meter or 50-foot grid and excavations should be clearly identified on a map to be submitted as part of the report.

If it is determined that potentially significant archeological resources exist in the project area, the applicant shall provide a plan for:

- (1) Evaluating the resource at the Phase II and, if required, the Phase III level.
- (2) Avoiding and preserving the resource in place.

The subject specific design plan shall be revised to reflect any changes of the site conditions.

2. All structures shall be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable county laws and regulations.
3. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.
4. Prior to issuance of the first building permit for the golf course clubhouse, the applicant shall have begun construction of the improvements listed below:

“Lengthen the northbound US 301 left turn lane at Swanson Road as required by the State Highway Administration (SHA).”
5. Prior to approval of building or grading permits, the M-NCPPC Environmental Planning Section shall review all technical stormwater management plans approved by the Department of Environmental Resources (DER). The Environmental Planning Section shall work with DER and the applicant to ensure that the plan is consistent with the Habitat Management Program and that water quality features are provided at all storm drain outfalls. If revisions to the 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.
6. Prior to the issuance of any building permit, a soils report addressing specific remedies and their locations in all areas where Marlboro Clay presents development problems shall be reviewed and approved by the M-NCPPC Environmental Planning Section and the Prince George’s County Department of Environmental Resources. The report shall include a map showing all borehole locations, logs of all of the boreholes, and the report shall identify individual lots where Marlboro Clay poses a problem.
7. No grading or cutting of trees or tree removal on the site (covered by SDP-0507) shall occur until after approval of the specific design plan by the District Council.
8. Prior to issuance of the 600th building permit for the Beech Tree project, the construction of all buildings and related improvements included in SDP-0507, Beech Tree Golf Course Clubhouse, shall be completed along with the entire golf course.