



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

Specific Design Plan

SDP-0617

Application	General Data
Project Name: Beech Tree, West Village, Sections 2,4 and 5 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: 4/6/2007
	Planning Board Action Limit: NA
	Plan Acreage: 50.93
	Zone: R-S
	Dwelling Units: 156
	Square Footage: NA
	Planning Area: 79
	Tier: Developing
	Council District: 6
	Municipality: n/a
200-Scale Base Map: 204SE13	

Purpose of Application	Notice Dates
Approval of 113 single-family detached and 43 single-family attached units	Adjoining Property Owners Previous Parties of Record Registered Associations: (CB-12-2003) 1/16/2007
	Sign(s) Posted on Site and Notice of Hearing Mailed: 08/14/07

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
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-0617, Beech Tree, West Village, Sections 2, 4 and 5
Type II Tree Conservation Plan, TCPII/49/98-15

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 113 single-family detached and 43 single-family attached units in the R-S Zone.

2. **Development Data Summary:**

	Existing	Proposed
Zones	R-S	R-S
Uses	Vacant	Single-family detached & attached
Acreage (in the subject SDP)	50.93	50.93
Lots	156	156
Of which West Village 2 (WV2)	-	35
West Village 4 (WV4)	-	62
West Village 5 (WV5)	-	59 (43 townhouse units)

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-0617, West Village, Sections 2, 4 and 5, is in the west-central area of the Beech Tree development and is located west of Beech Tree Lake.
4. **Surrounding Uses:** The subject site (of SDP-0617) is located in the west-central portion of the Beech Tree development. The site is bounded to the northeast by single-family detached houses in North Village, Section 1; to the north by vacant land included in the Beech Tree development; to the west by vacant land included in the Beech Tree development; to the east by Beech Tree Lake and to the south by single-family detached houses in West Village, Section 1. Further to the east and south of the subject site is a portion of the Beech Tree golf course.

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 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 113 single-family detached and 43 attached dwelling units (townhouses) of a larger project with a gross residential acreage of 1,194 and known as Beech Tree, which was rezoned from R-A Zone to 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.

Two specific design plans for the entire site also have been approved for the Beech Tree development. Specific Design Plan **SDP-9905**, which was approved by the District Council on

October 22, 2000, is a special-purpose SDP for community character. 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. In addition, there are another 15 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 &6, for 107 single-family detached units. The subject application is the **19th** SDP for the Beech Tree development.

Various types of tree conservation plans also have been approved for the above-mentioned preliminary plans of subdivision and specific design plans. This SDP has an approved Stormwater Management Concept Approval number 48088-2006-00, which will be valid through January 17, 2010.

6. **Design Features:** The SDP proposes to develop 156 single-family detached and attached houses mainly on the western side of Lake Forest Drive except for Section 5, the townhouse section, which is proposed to be fronting on the eastern side of Lake Forest Drive. The single-family detached units in the western portion of the subject site are accessed via an internal loop street with two cul-de-sacs, which eventually reconnect with Lake Forest Drive. The townhouse section that is located east of Lake Forest Drive and west of the Beech Tree Lake consists of nine building sticks and has two accesses off Lake Forest Drive. In the northern portion of this section, two building sticks flank both sides of the entrance drive to this section. In the southern portion of the section, the townhouse units are accessed from Lake Forest Drive via Littleton Place, an elongated horseshoe-shaped street designed to provide a central area of open space. The rest of the section is accessed through an internal street that is parallel to Lake Forest Drive. The entrance driveway to the northern townhouse section, Kettlebaston Lane, ends at a stormwater management pond. Several breaks in the lotting pattern are proposed to allow for views into open space areas.

The models for the single-family detached houses will either be chosen from those approved under the architecture umbrella specific design plan, SDP-0001, for Beech Tree or with new models to be included in a future revision to SDP-0001. Detailed information including specific model and building footprint will be shown at the time of building permit. A condition requiring the above detailed information at the time of building permit has been proposed in the recommendation section of this report. In addition, in order to be consistent with the District Council's recent approvals for Beech Tree, a condition regarding façade and side wall treatment that was prescribed by the District Council for single-family detached homes has been proposed in the Recommendation section of this report. The models for the single-family attached houses are those approved with previous approved SDP's.

The proposed lot sizes for the single-family detached units included in this SDP vary from 6,275 to 12,329 square feet. The proposed lot size for the single-family attached units (townhouses) are 2,720 square feet for end units and 1,920 for internal units.

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 1,717 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 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 in Condition 15 of Comprehensive Design Plan CDP-9706. The applicant has previously submitted a letter from ERR Economic Consultants (Patz to Adams, December 8, 1999) stating that the base price of the proposed 130 single-family houses to be built in the East Village will not be lower than \$225,000 in 1989 dollar values. Per the application, the similar assessment for other parts of Beech Tree will be updated annually. Since information regarding the proposed single-family in this SDP has not been provided, the applicable parts of the above condition have been carried forward as Condition 2 for this SDP.

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

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

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

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

Comment: The subject SDP is in general compliance with the above two considerations 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, June 8, 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. Several conditions, which will further implement the comprehensive trail plan, have been proposed by the Transportation Planning Section to link the residential lots included in this SDP to the rest of the Beech Tree development.

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, 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 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, 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. None of the above amenities is included in the subject SDP. These amenities either have been the subject of previously approved SDP's or will be the subject of future SDP's.

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 SDP is in compliance with this condition. However, the notes regarding the number of dwelling units approved for the Beech Tree development are not adequate because there are no Tree Conservation Plan numbers listed. A condition has been proposed in the recommendation section of this report.

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 43383-2005-00 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 has been carried forward as a condition of this SDP.

31. **The applicant shall construct an 8- to 10-foot wide asphalt hiker-biker trail through the stream valley park and the community as shown on the Department of Parks and Recreation (DPR) Exhibit "B". The trail shall be located in a linear park at least fifty feet in width or in an easement (to M-NCPPC) through property of similar character. A landscaping plan shall be developed for those portions of the trail which lie within the planned community and shall be submitted along with the appropriate Specific Design Plan. The trail shall be 8 feet wide where it is adjacent to public roadways. In all other areas, it shall be 10 feet wide.**

Comment: A portion of the above mentioned trails is located in the boundary of this SDP. The review by the Department of Parks and Recreation (DPR) indicates that the easement width varies from 30-50 feet which is not consistent with the minimum requirements in this condition. A stormwater management pond is also located in the master plan trail easement. Staff believes that the location of the proposed stormwater management pond is not appropriate. The DPR recommends two conditions of approval that have been incorporated into the recommendation section of this report.

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.

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 attached to 4-00010 are applicable to this specific design plan review:

8. **As part of the submission of a Specific Design Plan (SDP) for any High Risk Area, the applicant, his heirs, successors and/or assigns shall submit a geotechnical report for approval of M-NCPPC Environmental Planning Section, the Prince George's County Department of Public Works and Transportation, and the Prince George's County Department of Environmental Resources. The SDP shall show the proposed 1.5 Safety Factor Line. Adjustments to lot lines and the public rights-of-way shall be**

made during the review of the SDP. No residential lot shall contain any portion of unsafe land.

Comment: A geotechnical report for this portion of the Beech Tree site has been reviewed and found by the Environmental Planning Section to meet all requirements. The Environmental Planning staff have reviewed SDP-0617 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 the services to the areas including the subject site that are currently unserved within the response time standards. This condition will be carried forward as condition of approval for this SDP.

- 20. The trail shall be constructed in accordance with the applicable standards in the Park and Recreation Facilities Guidelines and the accessibility guidelines in the latest edition of the American with Disability Act for the Outdoor Development Areas. The exact location of the trail shall be determined at the time of specific design plan review for this plat and approved by the DPR. Detailed construction drawings including grading plan sections, shall be submitted to DPR for review and approval prior to submission of the application for the specific design plan for this plat.**

Comment: A portion of the master plan trail is located within the boundary of this SDP. According to the review by the DPR, except for the portion around the proposed SWM pond, the rest of the master plan trail within this SDP is acceptable. The DPR staff recommends approval of this SDP subject to two conditions. Since the subject SDP is the nineteenth specific design plan for Beech Tree, the detailed construction drawings have been approved with previously approved SDPs.

- 23. If the master plan trail is located within a 30-foot right-of-way or easement, berming shall be provided on both sides of the trail and the area extensively landscaped. The detailed site and landscape plans of the area, cross sections, sign details, shall be submitted to DPR for review and approval in conjunction with the application for the Specific Design Plan controlling this area.**

Comment: The subject SDP contains a portion of the master plan trail that is located within an easement ranging from 30-50 feet wide through the project area. A review by the Department of Parks and Recreation requires the applicant to increase the easement width to a minimum of 50 feet. The DPR's conditions have been incorporated into the recommendation of this report.

- 10. Special Purpose Specific Design Plan SDP-9905 for Community Character:** SDP-9905 is a special purpose specific design plan pursuant to Condition 12 of Comprehensive Design Plan CDP-9706 that was devoted to elements of streetscape including but not limited to street trees, entry monuments, signage, special paving at important facilities and intersections, and design intentions in the neotraditional area of the East Village. The SDP also addressed utilizing

distinctive landscape treatments to emphasize important focal points, intersections and trail heads, and a concentration of particular species as an identifying feature for particular neighborhoods. The Planning Board approved the SDP on October 14, 1999. The subject SDP has no signage element due to an internally located site. The architectural models that will be used in this part of the subdivision are included in the approved Architectural Umbrella Approval for Beech Tree development.

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 improvements 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 February 22, 2007 (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 along with 400 previously approved permits will bring the total permit number to 556, 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: According to the applicant, 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 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 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 approval of SDP-0001, three revisions to the original approval have been approved. Of the three conditions attached to the approval of SDP-0001, none are applicable to the review of this SDP because this SDP does not include any new single-family detached models. If new models will be used in this SDP in the future, a revision to SDP-0001 is required.
13. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:
 - a. The proposed 113 single-family detached and 43 single-family attached dwelling units are part of a larger project known as Beech Tree, which is the subject of numerous previous approvals. The subject SDP is a detailed implementation of previous approvals for West Village, Sections 2, 4 and 5, 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 general standards and 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 includes 43 townhouse units and thus is subject to the requirements of Section 27-274 (a) (1) (B) and (a) (11) and the applicable regulations for townhouses set forth in Section 27-443 (d) as follows:

Section 27-274 (a) (1) (B) requires:

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

This provision is not applicable to this SDP because the proposed townhouses are in general compliance with the design guidelines for townhouses.

Section 27-274 (a) (11) sets out the specific design standards for townhouses regarding open space, siting, recreational facilities, design of each dwelling, treatment of rears of townhouses and the appearance of the offsets of building sticks. The proposed nine townhouse building sticks are located on the east side of Lake Forest Drive fronting Beech Tree Lake. The proposed site layout meets the design standards of Section 27-274 (a) (11). The townhouse models used in this section are models approved with previous applications. The elevations are aesthetically pleasing because various design elements have been utilized including offsets among the dwelling units.

The townhouses proposed in this SDP are also in general compliance with the requirements set forth in Section 27-433 regarding number of dwelling units in each building stick, minimum width of dwellings, minimum gross living area, percentage of townhouses with brick facades, street design, access to individual lots, utilities, common area, and the design of the front elevation for each building.

- (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 (April 27, 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 by the Public Facilities and Historic Preservation Section, (June 21, 2007, Harrell and Izzo to Zhang), 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 48088-2006-00. 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. However, at time of writing of this staff report, the Department of Public Works and Transportation (DPW&T) had not responded to the referral request yet. A condition has been proposed in the recommendation section of this report to require the applicant provide evidence from DPW&T that the subject SDP is consistent with the approved stormwater management concept.

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

Comment: As indicated in Finding 15 below, Type II Tree Conservation Plan TCPII/49/98-15 has been submitted with this SDP. TCPII/49/98-15 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/49/98-15 subject to two conditions that have been incorporated into the recommendation section of this report.

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

The subject SDP includes 113 single-family detached units of which 104 lots are smaller than 9,500 square feet and 9 lots are between 9,500 and 19,999 square feet, and 43 townhouse units. Per Section 4.1 (c), (d) and (f), 187 shade trees and 156 ornamental or evergreen trees are required. The Landscape Plan provides 189 shade trees, 86 ornamental trees and 73 evergreen trees and complies with the *Landscape Manual*. However, the landscape schedule is not correct. A condition has been proposed in the recommendation section of this report to require the applicant to revise the Landscape Plan prior to certification of this specific design plan.

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. The detailed forest stand delineation (FSD) was previously reviewed with the approval of CDP-9407 and Type I Tree Conservation Plan, TCP I/73/97, and was found to address the criteria for an FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Technical Manual. No further information is required with respect to the FSD at this time.

- b. A Type II Tree Conservation Plan, TCP II/49/98, was initially approved with SDP-9803 for the golf course, which covers the entire site. As each specific design plan is approved for the Beech Tree development, TCP II/49/98 will be revised. The Type II Tree Conservation Plan, TCPII/49/98-15, submitted with this application has been reviewed and was found to be in compliance with the previously approved Type I tree conservation plan and to address the requirements of the Woodland Conservation Ordinance, subject to certain conditions.

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

- a. The Community Planning Division (Carlson-Jameson to Zhang, April 25, 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, April 27, 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-0617 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 (Shaffer to Zhang, June 7, 2007) on specific design plan review for master plan trail compliance, the Transportation Planning Section has provided a background review of trails-related requirements in both the master plan and the approved preliminary plan of subdivision. The Transportation Planning Section recommends four conditions that have been incorporated in the recommendation section of this report.

- c. The Environmental Planning Section (Stasz to Zhang, June 8, 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-0617 and TCP II/49/98-15 subject to two conditions, which have been incorporated into the recommendation section of this report.
- d. The Subdivision Section (Lockard to Zhang, June 4, 2007) has indicated that the property is the subject of Preliminary Plan of Subdivision 4-00010 and listed the conditions of approval contained in the resolution. See above Finding 9 for a discussion on the conditions attached to the approval of 4-00010 that are applicable to the review of this SDP.

Comment: The Subdivision staff listed Conditions 8, 11, 20, 21, 22 and 23 in the memorandum. As discussed above in Finding 9, only the conditions that are applicable to the review of this SDP are presented. The permit-related conditions such as Condition 11 will be enforced at time of building permit. Since the subject SDP is the nineteenth specific design plan, Condition 21 has already been filled. The lots contained in Condition 22 are outside of the boundary of the subject SDP.

- e. The Permit Section (Linkins to Zhang, April 20, 2007) indicated that four revisions to the plans will be required. The applicant has revised the plans to address three issues

identified by the permit review. One issue in regard to the parking schedule has been conditioned to require the applicant to provide the schedule to demonstrate compliance prior to certification.

- f. The Department of Parks and Recreation (DPR) (Solomon to Zhang, May 9, 2007) has recommended two conditions regarding location of the master plan trail and easement that have been incorporated into the recommendation section of this report.
- g. The Historic Preservation and Public Facilities Planning Section (Moore to Zhang, April 27, 2007) has reviewed the subject SDP for historic sites and concluded that this SDP has no impact on historic resources.

In a separate memorandum on archeological review (Stabler to Zhang, July 19, 2007), the staff archeologist has concluded that Phase I archeological investigations have been completed on the Beech Tree property and no further archeological investigations are necessary on the area covered by SDP-0617.

- 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, April 26, 2007) has noted that water and sewer extension would be required for this portion of the subdivision.
- j. The Fire/EMS Department of Prince George's County (Oladeinde to Zhang, July 18, 2007) provided a standard memorandum and listed applicable regulations regarding access for fire apparatus, fire lane and location and performance of fire hydrants. The subject SDP is in general conformance with the regulations.
- k. The Historic Preservation and Public Facilities Planning Section 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.
- l. This Specific Design Plan has also been referred to the Board of Education and the Department of Public Works and Transportation (DPW &T), Prince George's County. However, at the time of this staff report was writing, both the Board of Education and DPW&T had not responded to the referral request.

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-0617 for Beech Tree, West Village, Sections 2, 4 and 5, and Type II Tree Conservation Plan TCPII/49/98-15, subject to the following conditions:

- 1. Prior to certificate approval of this specific design plan, the applicant shall
 - a. Revise the site plan and landscape plan as follows:

- (1) Provide the approved number of dwelling units for each type of dwelling along with the development caps for the entire Beech Tree Project
 - (2) Remove the retaining wall from Lots 22, 23 and 24, Block C.
 - (3) Provide standard sidewalks along one side of all internal roads within the subject application.
 - (4) Label the master plan trail on Sheet 8.
 - (5) Provide all approved or submitted Tree Conservation Plan numbers (including revisions) on the coversheet.
 - (6) Provide a revised Landscape Schedule pursuant to Section 4.1 of the *Landscape Manual*.
 - (7) Provide a parking schedule for the proposed development.
 - (8) Revise the plans to show a fifty-foot-wide easement along the master plan trail from the north to the south of this SDP project area.
 - (9) Extend the limit of disturbance to include the master plan trail and easement.
- b. Provide the following revisions to be reviewed and approved by the Department of Parks and Recreation:
- (1) Show two trail connectors from the community included in this SDP to the master planned trail. These connectors shall be provided at the eastern portion of Littleton Place and the T-intersection of Wellingborough Court and Kettlebaston Place. These trails shall be included as part of the Master Planned trail easements and detailed construction drawings shall also be provided.
 - (2) Relocate and reconfigure the stormwater management pond (WV-05) located east of the intersection of Wellingborough Court and Kettlebaston Place.
 - (3) Relocate the outfall south of the stormwater management pond (WV-05) to avoid the impact on the fifty-foot wide master planned trail easement.
 - (4) Provide adequate landscaping along the master planned trail easement.
- c. Provide evidence that the subject DSP is consistent with the approved stormwater management concept plan for this site;
2. 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 \$225,000 for a single-family detached house and not lower than \$150,000 for a single-family attached house (in 1989 dollars).
 3. Prior to 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. At the time of building permit, exact building footprints shall be shown on the site plan and height information for each townhouse model also shall be provided on the building elevations.
5. At time of issuance of building permit, the applicant shall pay \$201.65 per unit for ambulance service for 156 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.
6. Prior to issuance of grading permit, each grading permit shall show required on-site wetland mitigation areas.
7. 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.
8. The applicant and the applicant's heirs, successors and/or assignees shall provide the following trails related improvements:
 - a. Prior to issuance of the 2,000th building permit the applicant shall submit detailed construction plans and details for construction of the balance of the master plan trail through the stream valley park to DPR for review and approval.
 - b. Prior to issuance of the 2,200th building permit, the applicant shall have finished construction on the balance of the said master plan trail through the stream valley park.
9. Prior to the final plat for any portion covered in this SDP, the applicant shall enter into maintenance and public use agreements with the Department of Parks and Recreation for the perpetual maintenance of the master planned trail and easement areas.
10. No grading or cutting of trees or tree removal on the site (covered by SDP-0617) shall occur until after the final approval of this specific design plan by the District Council.
11. Prior to issuance of any permits for Beech Tree, the applicant shall demonstrate to the M-NCPPC Environmental Planning Section that all applicable conditions of the state wetland permit have been addressed.
12. At least 90 percent of the single-family detached 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. Any side elevation which directly 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.
13. No two units located next to or across the street from each other may have identical front elevations.
14. 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 Detailed Site Plans, Landscape Plans and plans for recreational facilities appropriate for that portion of the property being developed, as well as the corresponding approved Comprehensive Sketch Plan and Subdivision Plan.