



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

Specific Design Plan

SDP-0415-03

Application	General Data	
Project Name: Beech Tree, North Village Sections 7, 8, and 9 Location: South of Leeland Road, west of Robert Crain Highway (US 301) Applicant/Address: VOB Limited Partnership Tysons Office Center 8133 Leesburg Pike, Suite 300 Vienna, VA 22182	Planning Board Hearing Date:	07/15/10
	Staff Report Date:	07/07/10
	Date Accepted:	05/07/10
	Planning Board Action Limit:	N/A
	Plan Acreage:	84.8
	Zone:	R-S
	Dwelling Units:	154
	Gross Floor Area:	N/A
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District:	03
	Municipality:	N/A
200-Scale Base Map:	204SE13 & 14	

Purpose of Application	Notice Dates	
To increase the number of single-family attached units by 15 and single-family detached units by 2.	Informational Mailing:	11/29/09
	Acceptance Mailing:	05/04/10
	Sign Posting Deadline:	06/15/10

Staff Recommendation		Staff Reviewer: Catherine Jones Phone Number: 301-952-4098 E-mail: Catherine.Jones@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE' S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0415-03
Beech Tree, North Village, Sections 7, 8, and 9
Type II Tree Conservation Plan TCPII/006/10-01

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This 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. Specific Design Plan SDP-0415 and its revisions.
- e. Special Purpose Specific Design Plan SDP-9905 for community character.
- f. Infrastructure Specific Design Plan SDP-9907.
- g. Umbrella Specific Design Plan SDP-0001 for architecture.
- h. 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 Residential Suburban Development (R-S) Zone.
 - Sections 27-274(a)(1)(B), Design Guidelines, and 27-433, Townhouse (R-T) Zone, regarding development of townhouses.
- i. The requirements of the *Prince George's County Landscape Manual*.
- j. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- k. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of 85 single-family detached houses and 69 townhouses in the R-S Zone. This represents an increase of two single-family detached units and 15 townhouses from what was approved in SDP-0415-02.
2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-S	R-S
Uses	Vacant	Single-family detached and attached
Acreage (in the subject SDP)	84.8	84.8
Lots	-	154 (85 SFD and 69 SFA)
North Village Section 7 (NV7)	-	23
North Village Section 8 (NV8)	-	24
North Village Section 9 (NV9)	-	107
of which single-family detached		38
of which townhouse		69

UNITS PREVIOUSLY APPROVED

	Single-Family Detached	Single-family Attached (Townhouses)
SDP-0415	83	57
SDP-0415-01	68 (-15)	54 (-3)
SDP-0415-02	83 (+15)	54
SDP-0415-03	85 (+2)	69 (+15)

OTHER DEVELOPMENT DATA–PARKING

	REQUIRED	PROPOSED
85 SFD (2.0 / DU)	170	340
Garage	-	170
Driveway	-	170
69 SFA (2.04 / DU)	141	276
Garage	-	138
Driveway	-	138
Off-Street Parking	-	25
Handicap	1	1
Van-accessible	1	1
Number of sticks	-	12

ARCHITECTURAL TYPES (BASE FINISHED FLOOR AREA)

Norwood (Ryan)	2,925 square feet
Lafayette (Ryan)	2,156 square feet
Lismore (Lennar)	2,468 square feet

3. **Location:** The Beechtree 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-0415-03, North Village, Sections 7, 8, and 9, is in the northwest corner of the Beechtree development, south of Leeland Road.
4. **Surroundings and Use:** The subject site (of SDP-0415-03) is located west of Lake Forest Drive in the Beechtree development. The site is bounded to the north by the Beechtree northern boundary; to the east by the single-family houses in North Village, Sections 4 and 5; to the west by existing wooded areas; and to the south by the open space between North Village, Sections 2 and 3.

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

5. **Previous Approvals:** The subject site contains 85 single-family detached dwelling units and 69 townhouse units of a larger project, with a total of 1,194 gross acres. The site is known as Beechtree, which was rezoned from the R-A Zone to the R-S Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units. Zoning Map Amendment 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, a Comprehensive Design Plan, CDP-9706, for the entire Beechtree development was approved by the District Council, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision have been approved. They are 4-98063 for the golf course; 4-99026 for 458 lots and 24 parcels (PGCPB Resolution No. 99-154); and 4-00010 (PGCPB Resolution 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 Beechtree 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 Beechtree development. So far, SDP-0001 has been revised thirteen times.

In addition, there are ten other approved specific design plans for the Beechtree development. They are SDP 9803 for the golf course (four revisions); SDP-0507 for construction of the golf course club house (one revision); 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 (two revisions) 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 (two revisions) 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 (three revisions) 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 (three revisions) for 174 single-family detached and attached dwelling units in North Village, Sections 1, 2, and 3; SDP-0409 (one revision) for 53 single-family residential lots in North Village, Sections 4 and 5; and SDP-0410 (three revisions) for 158 townhouse units in North Village, Section 6. This is the only section with townhouses that has been permitted to have interior townhomes with a width of 22 feet. Specific Design Plan SDP-0412 was approved for a community recreation center. Specific Design Plan SDP-0416 was approved for the South Village, Sections 4 and 5, for 84 single-family detached units. Specific Design Plan SDP-0512 was approved for the West Village, Sections 1, 3, and 6, and was approved for 107 single-family detached units. Specific Design Plan SDP-0614 was approved for ten single-family, semi-detached units and one single-family detached unit in the East Village, Section 6. One revision to SDP-0614 has been approved to allow the semi-detached footprints to be modified to support fully detached units. Specific Design Plan SDP-0615 was approved for 22 semi-detached villa units and two single-family detached units in the South Village, Section 6. Specific Design Plan SDP-0617 is for 43 townhouses and 112 single-family detached units in the West Village, Sections 2, 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. The subject SDP also has an approved Stormwater Management Concept Plan 8004950-2000-00, which covers the entire third phase of the Beechtree development.

The subject application is the third revision since the initial approval of SDP-0415. Specific Design Plan SDP-0415 was approved for 83 single-family detached units and 57 townhouses. A breakdown of the changes has been provided in the table below.

	Single-Family Detached	Single-family Attached (Townhouses)	Total Units
SDP-0415	83	57	140
SDP-0415/01	68 (-15)	54 (-3)	122
SDP-0415/02	83 (+15)	54	137
SDP-0415/03	85 (+2)	69 (+15)	154

6. **Design Features:** The SDP proposes to develop 83 single-family detached houses and 57

townhouse units to the west of North Village, Sections 4 and 5, and west of Lake Forest Drive. The models for single-family detached houses will be chosen either from those approved under the architecture umbrella Specific Design Plan, SDP-0001, for Beechtree or with models to be included in a new revision to SDP-0001. Detailed information for detached units, such as type of model and specific building footprint, will be shown at the time of building permit. A condition of approval to that effect has been proposed in the Recommendation Section of this report.

The proposed lot sizes for single-family detached houses vary from 6,500 to 15,572 square feet. The proposed lot sizes for townhouses vary from 1,920 to 2,720 square feet. The maximum height of the townhouses is three stories and the maximum lot coverage is 40 percent. The proposed layout of the townhouses ensures that the fronts of the townhouses face the streets.

The townhouse models included with this SDP are those approved in SDP-0314 and SDP-0315 for East Village, Sections 4 and 10, including Fairfield, Fairmount, and Hazelton townhouses by Ryan Homes and Williamson and Stevenson townhouses by Haverford Homes. The current revision will add townhouse architecture for the Norwood and Lafayette models by Ryan homes, and the Lismore by Lennar, which are of similar quality to the townhouse units previously approved. The proposed models have various options like brick façades, shutters, windows, window trim, bay windows, and entrance porches. The proposed design features contribute to the overall superior quality of architecture proposed for this development. A condition of approval has been carried forward in this revision to ensure that at least 60 percent of the total number of units have brick front façades.

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, 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. No nonresidential buildings are proposed in this section of Beechtree.

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 was carried forward in modified form as Condition 15 of Comprehensive Design Plan CDP-9706. The applicant 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 applicant, a similar assessment for other parts of Beechtree will be updated annually. The applicable parts of the above condition have been carried forward as a condition of approval 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.

Comment: This consideration is subject to Conditions 1.a. and 1.b. of CDP-9706.

Consideration 4 The applicant shall prepare a noise study for approval by the Planning Board. The study shall specify the site and structural mitigation measures incorporated into the development to minimize noise intrusion and prevent noise levels from exceeding 65 dBA (Ldn) exterior and 45 dBA (Ldn) interior.

Comment: This consideration was addressed in Condition 1.e. of CDP-9706 that required the approval of a noise study at the time of SDP approval by the Planning Board. A noise study was reviewed and approved with East Village, Phase I (SDP-9907). The subject SDP is a considerably greater distance from highway noises generated by US 301 than the SDP for the East Village. Therefore, this consideration has been met.

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

Comment: The Environmental Planning Section has requested additional information regarding the Patuxent River primary management area (PMA) preservation area in the form of a comparison between the impacts of SDP-0415 as initially approved, and this revision, prior to approval of grading permits for this SDP. If these criteria are not found to be in conformance at this time, a revision of this SDP will be required prior to the issuance of grading permits.

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 the conditions of approval of CDP-9706. A geotechnical report has been submitted, reviewed, and found to meet all requirements for the development contained in this SDP. Per the review by the Environmental Planning Section, the above condition has been fulfilled by the applicant's acceptance of the staff exhibit, staff report findings on CDP-9706, and Condition 1.d. of PGCPB Resolution No. 98-50, which requires a detailed review of the SDP and the submission of a geotechnical study.

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 is 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 Beechtree also includes a club house for the golf course, and is proposed to ultimately include a recreation center with pool and tennis courts for 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 (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 Prince George's County Board of Education (BOE) for a middle school site, and a 17-acre site for an elementary school. None of the above amenities is included in the subject SDP. These amenities have been and will be the subjects of future SDPs.

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

3. **There shall be no grading or cutting of trees on the site prior to approval of the Specific Design Plan, except on a selective basis with written permission from the Prince George's County Planning Board or designee.**

Comment: This condition was carried over from A-9763-C and is incorporated into the approved Type I Tree Conservation Plan, TCP I/73/97. To date, the Environmental Planning Section knows of no violations of this condition and no requests for permission to selectively remove trees have been received.

6. **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 will be addressed to the fullest extent as part of the current application and has been carried forward as a condition of approval.

7. **Every Specific Design Plan for Beechtree shall include on the cover sheet a clearly legible overall plan of the Beechtree 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 Beechtree.**

Comment: The SDP cover sheet satisfies this requirement.

8. **Every Specific Design Plan for Beechtree 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 addressed and the required approvals have been obtained.

- 15. 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 Finding 7 above for more discussion.

- 18. The District Council shall review all Specific Design Plans for Beechtree.**

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

- 19. Where single-family attached housing is placed adjacent to property not owned by the applicant or its successors or assigns, setback, and screening approved by the Planning Board shall be provided. Such setback shall not be required beyond 100 feet.**

Comment: The single-family attached housing associated with this application is not immediately adjacent to property not owned by the applicant and has a setback of greater than 100 feet from adjacent properties.

- 22. Prior to issuance of any permits for Beechtree, 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 and will be addressed prior to the issuance of permits.

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

Comment: See Finding 7 above for more discussion.

- 41. The Master Plan hiker-biker trail shall be constructed in phase with construction and in accordance with the following schedule: the portion of the trail immediately adjacent to the west side of the lake shall be completed prior to the issuance of the 1,400th building permit; the balance of the length of trail in the stream valley and in**

the community shall be completed prior to the issuance of the 2,200th building permit. Building permits shall not be approved for units on property adjoining M-NCPPC property containing the trail until the trail is under construction. Installation of base material will be considered evidence of construction.

Comment: The applicant shall construct the master plan trail within the limits of SDP-0415 in phase with construction of adjacent lots and parcels, and complete prior to the issuance of the 2,200th building permit. Building permits shall not be approved for units on property adjoining the trail until the trail is under construction. Grubbing, clearing, and installation of signage every 100 feet announcing “the future trail” along the trail alignment shall constitute evidence of construction.

The resolution for CDP-9706 (PGCPB No. 98-50) also includes two specific design plan considerations of approval, the second of which warrants further discussion.

Consideration 1 Traditional names of the property, owners, and family homes shall be considered for use within the proposed development.

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

9. **Preliminary Plan of Subdivision 4-00010:** Preliminary Plan of Subdivision 4-00010, which covers the subject site, was approved by the Planning Board on July 6, 2000 (PGCPB Resolution No. 00-127), subject to 30 conditions. The following conditions of approval attached to 4-00010 are applicable to this specific design plan review:

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

Comment: The timing mechanism of this condition is prior to approval of permits; however, the design of the stormwater management facilities significantly impacts the design of the SDPs. Staff has recommended a condition to address the issue of the final design of stormwater management facilities.

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

Comment: A Corps of Engineers 404 Permit and Maryland Department of Environment water quality certification have been obtained. Copies are in the Environmental Planning Section files. Conditions related to these permits have been addressed with previously approved permits for the Beechtree site.

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 Beechtree site has been reviewed by the Environmental Planning Section and found to meet all requirements.

- 20. The trail shall be constructed in accordance with the applicable standards in the Parks and Recreation Facilities Guidelines and the accessibility guidelines in the latest edition of the Americans with Disabilities 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 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 master plan trail in a north/south orientation is located along the eastern boundary line of North Village, Section 1. Per a review by the Department of Parks and Recreation (DPR), the above condition has not been fully satisfied. A condition of approval has been proposed by DPR and has been incorporated into the recommendation section of this report.

Notes on the SDP plans stating that the master plan trail is not part of this application should be removed. The applicant should incorporate the master plan trail into SDP-0415-03 because this trail is located within the limits of SDP-0415. The applicant should also revise the SDP plan to show the boundaries of the 9.9 ± acres to be dedicated to M-NCPPC. Detailed construction drawings for the portion of the master-planned trail located within the limits of this SDP should be incorporated into the SDP plan and submitted to DPR for review and approved prior to certification of the SDP.

- 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.**
- 24. Building permits shall not be approved for residential lots adjoining the M NCPPC right-of-way easement containing the master plan trail until the portion of the trail adjoining such lots is under construction.**

Comment: A master plan stream valley trail is located along the western boundary (in Collington Branch) of the Beechtree development to the west of the subject site, but no lots are adjoining the master plan trail. A previous condition of approval required the applicant to provide at least one connection from the subject site to the master plan trail. This connection has been provided in the subject SDP. This condition is applicable to two sticks of townhouses (Lots 35–40 and 41–46).

- 10. Special Purpose Specific Design Plan SDP-9905 for Community Character:** Specific Design Plan SDP-9905 is a special purpose specific design plan pursuant to Condition 12 of 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 neo-traditional area of the East Village. The SDP also addressed utilizing distinctive landscape treatments to emphasize important focal points, intersections and trailheads, and concentration of 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 is in general compliance with Special Purpose Design Plan SDP-9905 for community character.

11. **Infrastructure Specific Design Plan SDP-9907:** Specific Design Plan 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 Beechtree. 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 28, 2010 (Rizzi to Burton), the applicant provided evidence to fulfill the three specific requirements above. The review by the Transportation Planning Section indicates that the proposed development will be adequately served within a reasonable period of time by transportation improvements.

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:**

- a. **Leeland Road**

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

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 (DPW&T).

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

Phase I: The golf course

1. **Prior to the issuance of the first building permit for the golf course clubhouse, the developer shall have begun construction of the improvements listed below:**
 - a. **Lengthen the northbound US 301 left turn lane at Swanson Road as required by the SHA.**
 - b. **Construct a 500-foot-long southbound deceleration lane (include taper) along US 301 at Swanson Road as may be required by the SHA.**
 - c. **Construct a 500-foot-long southbound acceleration lane (including taper) along US 301 feet from Swanson Road as may be required by the SHA.**

Comment: Each of the requirements above has been completed. This condition has been met.
Phase II: residential development

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

- a. **Leeland Road**

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

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

Phase III: residential development -building permits 32–1,000

3. **Prior to the issuance of the one hundred and thirty second (132nd) building permit for any residential unit of the development, the following improvements shall be completed by the applicant:**
 - a. **Widen southbound US 301 to provide three 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.**

Comment: The first two requirements included in Condition 3 have been met. The third (c) condition is no longer relevant to this specific design plan as SHA is proposing to signalize this intersection, which will allow for left turn movements from eastbound Swanson Road to northbound US 301.

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

4. **Prior to the issuance of the 1,001st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:**
 - a. **Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Leeland Road to Beech Tree Parkway.**
 - b. **Widen northbound US 301 to provide three exclusive through lanes from 1,000 feet south of Leeland Road to 2,000 feet north of Leeland Road. 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

5. **Prior to the issuance of the 1,501st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:**
 - a. **Widen southbound US 301 to provide three 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

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

Comment: The above requirements have been incorporated into the conditions of approval for this SDP. Since most of the improvements in the staging plan as approved with SDP-9903 fall into the jurisdiction of the State Highway Administration (SHA), the enforcement of the improvements is carried out by SHA. All conditions related to the approved staging plan govern each specific detail plan.

12. **Umbrella Specific Design Plan SDP-0001 for Architecture:** Specific Design Plan SDP-0001 is an umbrella specific design plan for architecture for the entire Beechtree development. This SDP was approved by the Planning Board on June 8, 2000, subject to three conditions. The original SDP 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 portion of the Beechtree development. Since the approval of SDP-0001, four additional approvals have been granted by the Planning Board.

Of three conditions attached to the approval of SDP-0001, none of them are applicable to the review of this SDP. The thirteen revisions were all Planning Director/designee-level cases. No conditions are attached to those approvals. Since the architectural models to be used in the subject approval will be either chosen from previous approvals or included in a new revision to SDP-0001, the subject application is therefore in general conformance with SDP-0001 and its revisions.

13. **Specific Design Plan SDP-0415 for North Village, Sections 7, 8, and 9, and its revisions:** Specific Design Plan SDP-0415 is the initial approval of this specific design plan. The SDP was approved by the Planning Board on October 27, 2005 with 14 conditions. The applicable conditions are discussed in greater detail below.

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 total number of units previously approved and the total number of units proposed in the subject SDP.**

Comment: The chart on the cover sheet is not correct. The applicant should correct the total number of previously approved units on the cover sheet prior to signature approval of this specific design plan.

- (4) Provide a recreational facility, such as a tot lot in the townhouse section, to be reviewed and approved by the Urban Design Section as designee of the Planning Board.**

Comment: A tot lot has not been provided with the subject application. A note was added to the plans prior to signature approval of SDP-0415. This note has been maintained in the subject application. This condition has been met.

- (5) Provide a minimum 10-foot-wide landscape buffer consisting of primarily evergreen trees and shrubs with 40 plant units per 100 linear feet along the rear property lines of the townhouse units 180-186, Block E.**

Comment: This buffer has been provided. This condition has been met.

- (9) Provide standard sidewalks along both sides of all internal roadways within the subject application.**

Comment: Internal sidewalks are included only on one side of most internal roads on the submitted SDP, contrary to the previously approved condition. Regarding the provision of sidewalks, it should be noted that the 2009 Approved Countywide Master Plan of Transportation includes the following policies in the Complete Streets Section (p. 33):

Policy 1: Provide standard sidewalks along both sides of all new road construction within the Developed and Developing Tiers.

Policy 2: All road frontage improvements and road capital improvement projects within the developed and Developing Tiers shall be designed to accommodate all modes of transportation. Continuous sidewalks and on-road bicycle facilities should be included to the extent feasible and practical.

Due to the density proposed for the village (townhouses and 7,000-square-foot,

single-family lots), the provision of standard sidewalks along both sides of all internal roads is recommended. This is consistent with Condition 1.A.15 of SDP-0406 (North Village, Sections 1, 2, and 3), as well as Condition 1.a.(9) of SDP-0415 noted above). This should not conflict with road cross sections elsewhere in the development as the two roads that connect the subject application to the rest of the North Village (Turleygreen Place and Lincolnshire Place) already include sidewalks along both sides.

While sidewalks along both sides of roadways benefit all pedestrians, the Federal Highway Administration (FHWA) states that children, elderly pedestrians, and people with disabilities benefit the most. In *Designing Sidewalks and Trails for Access* (Part 1 of 2), FHWA states, “Older adults are more likely to suffer serious consequences or fatalities from falling or traffic crashes than other pedestrians.” Statistics indicate that “older pedestrians appear to be at increased risk for crime and crashes at places with no sidewalks, sidewalks on only one side, and places with no street lighting” (FHWA, p. 14). Areas with sidewalks on only one side require additional road crossings for older pedestrians, thus increasing their exposure time to traffic. Older pedestrians require additional crossing time, may have slower reflexes, and may have difficulty negotiating curbs. Similarly, young children also require additional crossing time and sometimes lack the necessary judgment to evaluate risks or comprehend warning signs, traffic patterns, or traffic signals. “Like older adults, children rely on public transit and walking more than other people because they cannot drive” (FHWA, p. 16).

Sidewalks are recommended along both sides of all internal roads, consistent with Condition 1.a.(9) of SDP-0415, Policies 1 and 2 of the Complete Streets Section of the 2009 Approved Countywide Master Plan of Transportation, and the guidance provided by FHWA in *Designing Sidewalks and Trails for Access* (Part 1 of 2).

- (10) Show the master plan trail on the site plan and provide at least one connector trail from the North Village to the master plan trail along Collington Branch. This connector trail shall be included in the detailed construction plans for the master plan trail that are to be submitted to the Department of Parks and Recreation for review and approval prior to issuance of the 2,000th building permit.**

Comment: The trail connection from the North Village to the stream valley trail required by Condition 1.a.(10) of SDP-0415 is reflected on Sheet 10 of the subject application. This trail will provide access from Lake Forest Drive to the Collington Branch trail. The alignment shown on the plan is entirely outside the PMA. However, staff recommends that the trail be moved slightly to the west where it runs behind Lots 95 and 96 to maximize the distance between the trail and the adjacent residential lots while still avoiding the PMA (see the suggested alignment marked in red on the attached plan).

- (11) Provide a parking calculation table for the townhouse section and identify the required parking spaces for the physically handicapped on the site plan.**

Comment: All required handicap parking has not been demonstrated in the

parking schedule or delineated on the site plan. A condition of approval has been included to require the minimum number of handicap parking spaces to be provided on the site plan and in the parking schedule.

- (12) **Show the location of the proposed streetlights on the site plans in the townhouse section and provide lighting fixture details on the detail sheet.**

Comment: The locations of proposed streetlights were delineated appropriately prior to signature approval of SDP-0415, but have been removed from the current application. This condition will be carried forward as a condition of approval.

- (13) **Either identify two or more dwelling units which have the potential to be made accessible through barrier-free construction within this SDP or at different locations within the rest of the townhouse sections prior to issuance of the 100th townhouse building permit.**

Comment: A general note was added to SDP-0415 to comply with this condition. This note has been maintained on the current revision. This condition has been met, but will be carried forward.

3. **The final plat shall show all 1.5 safety factor lines and a 25-foot building restriction line (BRL) from the 1.5 safety factor line. The location of the 1.5 safety factor lines shall be reviewed and approved by M-NCPPC, Environmental Planning Section, and the Prince George's County Department of Environmental Resources. The final plat shall contain the following note:**

“No part of a principal structure may be permitted to encroach beyond the 25-foot building restriction line established adjacent to the 1.5 safety factor line. Accessory structures may be positioned beyond the BRL, subject to prior written approval of the Planning Director, M-NCPPC, and DER.”

Comment: A geotechnical report for this portion of the Beechtree development has been reviewed and found to meet all requirements.

4. **At the time of issuance of each building permit, the applicant shall pay to the Treasury of Prince George's County the fair share of \$201.65 per unit toward the provision of the Leeland Road Fire Station and ambulance services to alleviate the existing inadequacy.**

Comment: This condition has been carried forward.

5. **Prior to approval of building or grading permits, the Environmental Planning Section shall review all technical stormwater management plans approved by the Department of Environmental Resources (DER). The Environmental Planning Section shall work with DER and the applicant to ensure that 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.**

Comment: None of the proposed changes in this revision modifies previous approvals for this condition. This condition has been carried forward.

- 6. Prior to issuance of any permits for Beechtree, the applicant shall demonstrate to the Environmental Planning Section that all applicable conditions of the state wetland permit have been addressed.**

Comment: This condition has been carried forward.

- 7. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.**

Comment: This condition has been carried forward.

- 8. Prior to issuance of any building permit, the applicant shall provide a soils report addressing specific remedies and their locations in all areas where Marlboro clay presents development problems that shall be reviewed and approved by the Environmental Planning Section and the Prince George's County Department of Environmental Resources. The report shall include a map showing all borehole locations and logs of all of the boreholes, and identify individual lots where Marlboro clay poses a problem.**

Comment: A geotechnical report has been submitted and reviewed by the Environmental Planning Section and found to meet all requirements.

- 9. Prior to issuance of the 132nd building permit for any residential unit of the development, the following improvements shall be completed by the applicant:**
 - a. Widen southbound US 301 to provide three exclusive through lanes from 1,000 feet north of Trade Zone Avenue to 2,000 feet south of Trade Zone Avenue.**
 - b. Construct an internal site connection from Beechtree Parkway to Leeland Road.**
 - c. Modify the existing median opening to preclude left turns from eastbound Swanson Road to northbound US 301.**

Comment: As previously discussed, the first two improvements have been constructed. The third is no longer relevant as SHA is proposing to signalize the intersection of Swanson Road and US 301, which will provide the required access.

- 10. At the time of issuance of building permit, exact building footprints shall be shown on the site plan and elevations for each house that shall be provided.**

Comment: This condition has been carried forward as a recommended condition of approval in this revision.

- 11. No grading or cutting of trees or tree removal on the site (covered by SDP-0415) shall occur until after approval of the specific design plan by the District Council.**

Comment: This condition has been carried forward.

- 12. 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: This condition has been carried forward.

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

Comment: The townhouse sticks submitted demonstrate that no two identical elevations will be located adjacent to one another. This condition has been carried forward to ensure that all detached units and all attached units placed across the street will meet the same criteria.

- 14. The developer, his heirs, successors and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the detailed site plan, landscape plan, and plans for recreational facilities.**

Comment: This condition has been carried forward in this revision.

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

- a. The proposed 154 single-family detached and attached dwelling units are part of a larger project known as Beechtree, which is the subject of numerous approvals. Therefore, the subject SDP is in 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 and minimum size of property.
- b. The proposed single-family detached part of this application will use architectural models approved under the umbrella Specific Design Plan, SDP-0001, for architecture for the Beechtree development. The proposed single-family attached portion of this application will use townhouse models approved under Specific Design Plans SDP-0314 and SDP-0315. For the general layout and other design considerations, the subject specific design plan must conform to the following design guidelines for townhouses.

Section 27-274(a)(1)(B), Design Guidelines, of the Zoning Ordinance states that the plan shall be designed in accordance with the following guidelines:

- (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.**

- (11) Townhouses and three-family dwellings.**

- (A) Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent**

possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

Comment: The proposed townhouse portion of this SDP application is located in North Village, Section 9, with a 100-year floodplain to the west and south. The townhouse section follows a typical townhouse development layout with sticks along both sides of a curvilinear internal street. It is only in the northeast part of the development that the townhouse buildings are located with backs toward the single-family detached lots. The existing woodland has been retained to serve as a buffer between the townhouse section and the single-family detached lots. The application is in general conformance with this requirement. All of the rest of the buildings back up to either the 100-year floodplain or the park.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

Comment: All of the townhouse units are fronting on the internal street. The 69 units of townhouses are distributed in 12 building sticks. The sticks in the northwestern portion of the townhouse development have been arranged in a square pattern without a courtyard. The layout is acceptable.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

Comment: The recreational facilities are not located immediately adjacent to the proposed townhouses and are not within walking distance of the townhouses. A previous condition of approval of SDP-0415 requires a tot lot be provided in the townhouse section of this application.

In response to numerous requests from the District Council to minimize use of free-standing tot lots as a recreation facility, a note has been provided on the approved specific design plan indicating that, "The tot lot previously shown on the plan shall remain an open recreational area, and child play equipment shall be added to the recreation facilities for SDP-0412." The area covered by the subject Specific Design Plan, SDP-0412, Beech Tree Community Recreation Center, is at the southernmost

point of the East Village of the Beech Tree development, south of Beech Tree Parkway, overlooking Beech Tree Lake. This note has been maintained in the current revision. This condition has been met.

- (D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.**

Comment: The designs of the abutting units should avoid using repetitive architectural elements, to the extent possible. A variety of architectural features and design treatments, such as roofline, window and door treatments, projections, colors, and materials has been employed in the elevation designs.

While the Norwood and Lafayette units, which have been approved in other sections, demonstrate a variety of high-quality architectural features, staff is concerned that the new Lismore unit does not provide enough architectural diversity to remain in character with the other unit types that have been built in Beechtree. Staff has proposed several conditions of approval intended to require the Lismore to meet the same architectural standards and quality as the remainder of the development.

Staff has requested that all single-family attached units include a first floor façade of brick or masonry on the front and side elevations. The Lafayette and Norwood both offer this standard. The Lismore has several full siding elevations that should be removed from the package. The Beechtree Architectural Board has indicated that they require the first floor to be brick or masonry on all front and low-visibility side elevations. The high-visibility end walls are required to be full brick. Staff has included a condition to require the Lismore to provide this first floor masonry façade as a standard feature.

In addition, the carriage style doors should be made standard on all units. Each stick of townhouse elevations should include no less than three window trim styles such as shutters, pilasters, Juliet balconies, brick rowlock, or utilize bay or specialty windows. Front doors should be defined with pilasters or brick rowlock with a variety of decorative headers or transom lights. High-visibility end walls feature a full brick façade should be revised to include shutters on all windows. All other side elevations should be revised to include enhanced trim or shutters. The window on the Lismore unit that interrupts the brick soldier course should be replaced with a specialty window that is comparable in size if shutters cannot be accommodated in this location. The Beechtree Architectural Board has agreed that these conditions are in keeping with the character of the development, as it has been built to date.

- (E) To the extent feasible, the rears of townhouses should be**

buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.

Comment: The above requirement is not readily applicable to this SDP because there are no parking lots and public rights-of-way directly facing the rears of the proposed townhouse units. The layout of the townhouses ensures that the fronts of the townhouses face the streets and the rears back to the floodplain, to the extent possible.

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

Comment: Various design elements like bay windows, trims, building projections, and porches have been used to create offsets for the buildings and give them an aesthetically pleasing appearance.

- c. Section 27-433, R-T Zone (Townhouse), prescribes detailed design requirements for townhouses regarding dwellings, streets, access to individual lots, utilities, minimum area for the development, common area, front elevation, and site plan. This section of the Zoning Ordinance does not apply directly because Beechtree is in the R-S Comprehensive Design Zone. However, the R-T requirements are discussed for purposes of comparison.

Three additional townhouse types are under consideration as part of the subject specific design plan, the Norwood and Lafayette by Ryan Homes and the Lismore by Lennar. The Norwood and the Lafayette have been previously approved for other sections of the overall Beechtree development. The newly proposed townhouse type, the Lismore, is discussed in greater detail below. The application complies with most of the R-T standards except for the one concerning the finishing of the front façade, which warrants the following discussion because no information has been provided with this application:

(d) Dwellings

(7) A minimum of sixty percent (60%) of all townhouse units in a development shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Each building shall be deemed to have only one “front.”

Comment: Site notes on the previously approved plans indicate that:

1. At least the following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade (excluding gables, windows, trim, and doors) constructed of

brick, stone, or stucco.

- a. Four dwelling units in any building group containing five or six units. (66.6–80%)
- b. Three dwelling units in any building group containing four units. (75%)
- c. Two dwelling units in any building group containing three units. (66.6%)

This note has been maintained in the current revision and carried forward as a condition of approval.

(k) Site Plan

(2) In addition to the requirements of Part 3, Division 9, the Detailed Site Plan shall include:

- (A) An identification of two (2) or more dwelling units (at different locations within the proposed development) which have the potential to be made accessible through barrier-free design construction (in accordance with Section 4-180 of Subtitle 4 of this Code), given such site characteristics and design criteria as proposed grading, topography, elevation, walkways, and parking locations; and**
- (B) The type and location of required streetlights.**

Comment: Two conditions of approval were previously approved to require the applicant to provide barrier-free units, which allowed the applicant either to identify two or more units within this application or to provide them at different locations within the proposed larger development. A general note was provided on the approved site plans prior to signature approval of SDP-0415. This note has been maintained in the current revision. This condition will be carried forward in the recommendation section of this report.

d. 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. The Section 4.1 schedule should be revised to indicate the correct number of units.

- (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, public school, and transportation have been normally made in conjunction with the preliminary plan of subdivision. In this case, a complete staging plan and the accompanying transportation improvements for the entire Beechtree development were not approved until the Planning Board approved SDP-9907 on June 8, 2000. Per a review by the Transportation Planning Section (June 10, 2010, Burton to Jones), the subject specific design plan is consistent with the previous transportation adequacy findings. Transportation Planning staff finds that the subject site will be adequately served within a reasonable period of time with nearby transportation facilities existing or planned to be completed in the near future.

The population generated by the proposed residential development will be adequately served by the existing paramedic and police services. However, the existing fire engine and ambulance services are beyond response time guidelines. In order to alleviate the noted inadequacies, the public facilities planner has calculated the amount of contribution required to constitute the applicant's fair share toward the provision of the new Leeland Road Fire Station and ambulance services. A condition of approval has been carried over in the recommendation section of this report to require a fee of \$201.65 for each unit prior to the issuance of a building permit.

(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: On May 6, 1998, the Prince George's County Department of Environmental Resources (DER) approved Stormwater Management Concept 88005250. The approval is based on existing conditions of the 100-year floodplain and covers the construction of the lake, golf course, maintenance building, clubhouse, and associated parking. Adequate provisions have been made for the draining of surface water ensuring that there are no adverse effects on the subject property or adjacent property. None of the proposed development of SDP-0415-03 modifies the prior approvals.

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

Comment: As indicated in Finding 16 below, a revised Type II Tree Conservation Plan, TCPII/006/10-01, has been submitted with this SDP for this section only. Type II Tree Conservation Plan TCPII/006/10-01 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/006/10 subject to certain conditions that have been incorporated into the recommendation section of this report.

15. **Prince George's County Landscape Manual:** The proposed construction of single-family detached houses in the R-S Zone is subject to Section 4.1, Residential Requirements, and not subject to Section 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual*. Section 4.7 standards of the Landscape Manual should be used as a guide to appropriate standards in the comprehensive design zone.

- a. The subject specific design plan includes 154 dwelling units, of which 69 are townhouse units. Of the single-family detached lots, 70 lots are smaller than 9,500 square feet, and 15 lots are between 9,500 to 19,999 square feet. Per Section 4.1(c), (d), and (f), 174 shade trees and 140 ornamental or evergreen trees are required. The landscape plan provides 195 shade trees and 196 ornamental trees or evergreen trees and complies with the Landscape Manual.

However, the Section 4.1 schedule provided in the landscape plan is calculated for 69 single-family attached units and 88 single-family detached units. The current proposal is for 69 single-family attached units and 85 single-family detached units. A condition of approval has been included to require this schedule to be revised accordingly, prior to signature approval of this specific design plan.

- b. Five townhouse buildings in Section 9 back to the single-family detached lots. The landscape plan preserves the existing wooded area in most parts of the space between the townhouse buildings and the single-family lots. Landscape screening has been provided along the rear of townhouse units 180 to 186 in order to buffer the townhouses from the adjacent single-family detached houses, in accordance with previously approved conditions.

A condition of approval has been carried forward in this revision to maintain conformance with the minimum ten-foot-wide landscape bufferyard and landscape schedule consisting primarily of evergreen trees and shrubs, as previously approved, pursuant to the standards of a Type A bufferyard of the Landscape Manual.

16. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George's County Woodland Conservation and Tree Preservation 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 Comprehensive Design Plan CDP-9706 and Type I Tree Conservation Plan TCPI/73/97 and found to address the criteria for a FSD in accordance with the Prince George's County Woodland Conservation and Tree Preservation Ordinance. No further information is required with respect to the FSD at this time.
- b. A Type II Tree Conservation Plan, TCP II/049/98, was initially approved with Specific Design Plan SDP-9803 for the golf course, which covered the entire site. As each specific design plan is approved for the Beechtree development, TCPII/49/98 has been revised according to approvals for each specific design plan. With the approval of SDP-0415-02, a separate Type II Tree Conservation Plan (TCPII/006/10) was developed for the SDP under review, which is proposed to be revised with the current application.

The revised Type II tree conservation plan submitted with this application has been

reviewed and was found to be in compliance with the previously approved Type I tree conservation plan and addresses the requirements of the Woodland Conservation Ordinance, subject to certain conditions.

17. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:
- a. **Historic Preservation Section**—The Historic Preservation Section responded in a memorandum dated May 17, 2010 (Moore to Jones) that the proposed revision to SDP-0415-03 to add residential units will have no effect on identified historic sites, resources, or districts.
 - b. **Community Planning Division**—The Community Planning Division responded in a memorandum dated May 13, 2010 (Carlson-Jameson to Jones) that the subject specific design plan is consistent with the 2002 *Prince George's County Approved General Plan* Development Pattern policies for the Developing Tier and the 2009 Subregion 6 Master Plan and Sectional Map Amendment recommendations for residential low-land use.
 - c. **Transportation Planning Section**—The Transportation Planning Section responded in a memorandum dated June 10, 2010 (Burton to Jones) with a detailed accounting of transportation conditions that have been met. Four conditions of approval have been carried forward.
 - d. **Subdivision Section**—The Subdivision Section responded in a memorandum dated June 2, 2010 (Chellis to Jones) providing seven comments. The applicable comments have been included as conditions of approval in the recommendation section of this report.
 - e. **Trails**—The trails coordinator responded in a memorandum dated June 16, 2010 (Shaffer to Jones) with a detailed evaluation of previous conditions of approval pertaining to trails and two recommended conditions, which have been included below.
 - f. **The Department of Parks and Recreation (DPR)**—The Department of Parks and Recreation (DPR) responded in a memorandum dated June 22, 2010 (Asan to Jones) with nine recommended conditions, which have been included in the recommendation section of this report.
 - g. **Permit Review Section**—The Permit Review Section responded in a memorandum dated June 7, 2010 (Chaney to Jones) with 16 comments. The applicable comments have been included in the recommendation section of this report.
 - h. **Environmental Planning Section**—The Environmental Planning Section responded in a memorandum dated June 14, 2010 (Finch to Jones) with recommendations relating to woodland conservation, significant natural features, highway noise from US 301, review of the Stripeback Darter, an endangered species in Maryland, stormwater management, and Marlboro clay. The applicable comments have been included in the recommendation section of this report.

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-0415-03 for Beech Tree, North Village, Sections 7, 8 and 9, and Type II Tree Conservation Plan TCPII/006/10-01, 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 or provide the specified information:
 - (1) Revise the site plan cover sheet to provide the most recent information regarding all approved and submitted specific design plans for Beech Tree. All phase or section numbers shall also be labeled on the overall plan on the cover sheet.
 - (2) Revise the Section 4.1 landscape schedule to reflect the correct number of units.
 - (3) Provide standard sidewalks along both sides of all internal roadways within the subject application.
 - (4) Show the master plan trail on the site plan and provide at least one connector trail from the North Village to the master plan trail along Collington Branch. This connector trail shall be included in the detailed construction plans for the master plan trail that are to be submitted to the Department of Parks and Recreation (DPR) for review and approval prior to issuance of the 2,000th building permit.
 - (5) Show the location of the proposed streetlights on the site plans in the townhouse section and provide lighting fixture details on the detail sheet.
 - (6) Either identify two or more dwelling units which have the potential to be made accessible through barrier-free construction within this SDP or at different locations within the rest of the townhouse sections prior to issuance of the 100th townhouse building permit.
 - (7) Reflect a minimum ten-foot public utility easement (PUE) adjacent to the streets as required pursuant to Section 24-128(b)(12) and 24-122 of the Subdivision Regulations.
 - (8) Label streets as public or private and indicate all street widths on all sheets.
 - (9) Demonstrate on the site plan or the template sheet the size of the garages located in the townhouse units.
 - (10) Demonstrate on the site plans the sizes of the parking spaces, regular, handicap and van accessible.
 - (11) Provide the dimensions and material of the driveways on the lots.
 - (12) Provide a detail of standard handicap parking demarcation and signage.
 - (13) On the template sheet, provide the dimensions of all options including fireplaces, bay windows, front stoops, etc. Indicate if the front stoops will be covered or not.

- (14) Show boundaries and acreage of land to be conveyed to The Maryland-National Capital Park and Planning Commission (M-NCPPC).
- (15) The applicant shall submit to DPR the detailed construction drawings for the trails located on dedicated parkland to be reviewed and approved by DPR.
- (16) Notes on the SDP plans stating that the master plan trail is not part of this application shall be removed.
- (17) The site plans shall demonstrate the dedication of approximately 9.9 acres to the M-NCPPC as shown on the Department of Parks and Recreation (DPR) Exhibit "A." The final acreage and boundaries of the dedicated parkland shall be established at the time of final plat of subdivision.
- (18) The applicant shall revise the elevations to demonstrate that the first story of the front and side elevations will be brick or masonry on all single-family attached units.
- (19) The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):
 - (a) Four dwelling units in any building group containing five or six units; or
 - (b) Three dwelling units in any building group containing four units; or
 - (c) Two dwelling units in any building group containing three units.
- (20) At a minimum, the following lots shall be considered high-visibility and shall have side entry units: 1, 18, 69, 34.
- (21) Building sticks shall be submitted for the Lismore unit.
- (22) Each stick of townhouse elevations shall be revised to include a minimum of three different window trim styles such as shutters, pilasters, Juliet balconies, brick rowlock, or utilize bay or specialty windows to be reviewed and approved by the Urban Design Section as a designee of the Planning Board.
- (23) Front entrances shall be defined with pilasters or brick rowlock with a variety of decorative headers or transom lights.
- (24) High-visibility side elevations shall be revised to include shutters on all windows. All other side elevations shall be revised to include enhanced trim or shutters on all windows.
- (25) A materials palette shall be provided to the Urban design Section as a designee of the Planning Board. These materials shall be clearly labeled on all elevations.
- (26) The window in the stairwell on the side elevations of the Lismore model, which interrupts the brick soldier course, shall be replaced with a specialty window that

is comparable in size.

- (27) All garage doors shall be carriage style.
- (28) Provide a minimum ten-foot-wide landscape buffer consisting of primarily evergreen trees and shrubs with 40 plant units per 100 linear feet along the rear property lines of the townhouse units 180-186, Block E.
- (29) At least the following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco.
 - (a) Four dwelling units in any building group containing five or six units. (66.6-80%)
 - (b) Three dwelling units in any building group containing four units. (75%)
 - (c) Two dwelling units in any building group containing three units. (66.6%)
- (30) Every side elevation which is highly visible from the public street shall display significant architectural features, as provided in one of the following options:
 - (a) Full brick, stone, stucco, or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or
 - (b) Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.

b. Revise the TCPII as follows:

- (1) Revise the woodland conservation worksheet to correctly calculate the requirement for the site, and indicate how the woodland conservation requirement for the site will be provided.
- (2) Add an up-to-date overall woodland conservation summary sheet for the entire project, which indicates how the woodland conservation requirement is being provided for the entire site.
- (3) Add previous approval information to the approval blocks on all plan sheets.
- (4) Delineate the additional parcels proposed to be transferred to the Department of Parks and Recreation to allow for the construction of the hiker/biker trail, and label by area and amount of woodland conservation provided on each site.
- (5) Revise the note underneath the “Reforestation Plant Schedule” to state that the required afforestation stocking rate is 1,000 seedling equivalents per acre, and that a whip is the equivalent of two seedlings, so that 500 whips per acre satisfies the requirement.
- (6) Have the revised plan signed by the qualified professional who prepared it.

2. Prior to approval of grading permits for SDP-0415-03:
 - a. A comparison of the PMA disturbance previously approved in SDP-0415 to the disturbances proposed under the current application shall be submitted. If the disturbance area and purpose are not in conformance with previous approvals, a revision to the SDP shall be submitted and approved by the Planning Board prior to grading permit issuance.
 - b. The Environmental Planning Section shall review the approved technical stormwater management plans to ensure that the plan is consistent with the Habitat Management Program and that water quality features are provided at all storm drain outfalls. Any additional clearing to the TCPII required due to changes to the technical stormwater management plans shall be handled at the staff level if the changes result in less than 20,000 square feet of additional woodland cleared, and all woodland conservation requirements continue to be met on-site.
 - c. Prior to issuance of grading permits, each grading permit shall show required on-site wetland mitigation areas.

3. Prior to approval of each building permit:
 - a. The applicant shall demonstrate, to the satisfaction of the Urban Design Section, that prices of proposed dwelling units will not be lower than the following range (in 1989 dollars):

Single-Family Detached:	\$225,000-500,000+
Single-Family Attached:	\$150,000-200,000+
 - b. The applicant shall pay to the treasury of Prince George' s County the fair share of \$201.65 per unit toward the provision of the Leeland Road Fire Station and ambulance services to alleviate the existing inadequacy.
 - c. The exact building footprints, elevations for each house, and building setbacks from the dwellings to each property line shall be provided.

4. Prior to the approval of final plats:
 - a. Land to be conveyed to the Department of Parks and Recreation shall be subject to conditions 1 through 9 of Exhibit "B."
 - b. The applicant shall draft a deed along with metes and bounds description of the parkland to be conveyed to homeowners association (HOA) for a storm water management pond and submit to DPR for review and approval at least four weeks prior to submission of the final plat of subdivision for the land in Specific Design Plan SDP-0415-03 boundaries. DPR staff will take necessary actions to convey approximately 0.18 acres of parkland to the applicant.
 - c. Prior to submission of the final plat for residential lots in the SDP-0415-03, the applicant shall amend the public recreational facilities agreement (RFA) to include trail connectors on dedicated parkland. The applicant shall submit an amended RFA to DPR for their approval three weeks prior to the submission of the final plat. Upon approval by DPR, the

amended RFA shall be recorded among the land records of Prince George's County.

- d. The final plat shall show all 1.5 safety factor lines and a 25-foot building restriction line (BRL) from the 1.5 safety factor line. The location of the 1.5 safety factor lines shall be reviewed and approved by M-NCPPC, Environmental Planning Section, and the Prince George's County Department of Environmental Resources. The final plat shall contain the following note:

“No part of a principal structure may be permitted to encroach beyond the 25-foot building restriction line established adjacent to the 1.5 safety factor line. Accessory structures may be positioned beyond the BRL, subject to prior written approval of the Planning Director, M-NCPPC, and DER.”
5. Prior to the issuance of the 2,200th building permit, a ten-foot-wide asphalt hiker/biker trail along the Collington Branch shall be constructed. Six-foot-wide feeder trails shall be constructed in phase with development. No building permits shall be issued for the lots directly adjacent to the master plan trail until the trail is under construction. Grubbing, clearing, and installation of signage every 100 feet announcing “the future trail” shall constitute evidence of construction.
6. Trails shall be designed and constructed in accordance to the following standards:
 - a. A trail shall be designed to provide a maximum 8.3 percent grade, cross slope grade maximum of two percent.
 - b. An asphalt trail shall be constructed with a minimum of three-inch bituminous concrete surface course and a minimum of four-inch compacted CR-6 base.
 - c. Any structures along the trail shall be designed in accordance with DPR Facilities Guidelines. Plans shall be prepared by a registered professional engineer and bear his/her stamp and signature on all plans and specifications.
 - d. All trails shall be constructed to ensure dry passage.
 - e. The applicant shall be responsible for obtaining all permits that may be required by federal, state and/or local authorities needed to accomplish its purpose.
7. No grading or cutting of trees or tree removal on the site (covered by SDP-0415) shall occur until after approval of the specific design plan by the District Council.
8. 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.
9. No two units located next to or across the street from each other may have identical front elevations.
10. The tot lot previously shown on the plans shall remain an open recreational area, and child play equipment shall be added to the recreational faculties for SDP-0412.
11. The developer, his heirs, successors, and/or assignees shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all

approved models, the detailed site plan, landscape plan, and plans for recreational facilities.

12. Prior to the issuance of the 1,001st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:
 - a. Widen southbound Robert Crain Highway (US 301) to provide three exclusive through lanes from 1,000 feet north of Leeland Road to Beech Tree Parkway.
 - b. Widen northbound Robert Crain Highway (US 301) to provide three exclusive through lanes from 1,000 feet south of Leeland Road to 2,000 feet north of Leeland Road
 - c. Widen Leeland Road to provide two exclusive left-turn lanes and one free flowing right-turn lane.

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

13. Prior to the issuance of the 1,501st building permit for any residential unit of the development, the following improvements shall be completed by the applicant:
 - a. Widen southbound Robert Crain Highway (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

14. 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 Robert Crain Highway (US 301) to a fully controlled access highway between Central Avenue (MD 214) and Old Marlboro Pike (MD 725) shall be provided by the State Highway Administration (SHA) or by the Department of Public Works and Transportation (DPW&T) to The Maryland-National Capital Park and Planning Commission (M-NCPPC) Prince George' s County Planning Department.
15. Any changes to the sequencing of transportation improvements and/or changes to the development thresholds identified above will require the filing of a specific design plan (SDP) application, and a new staging plan reflecting said changes must be included with application.