

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530



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

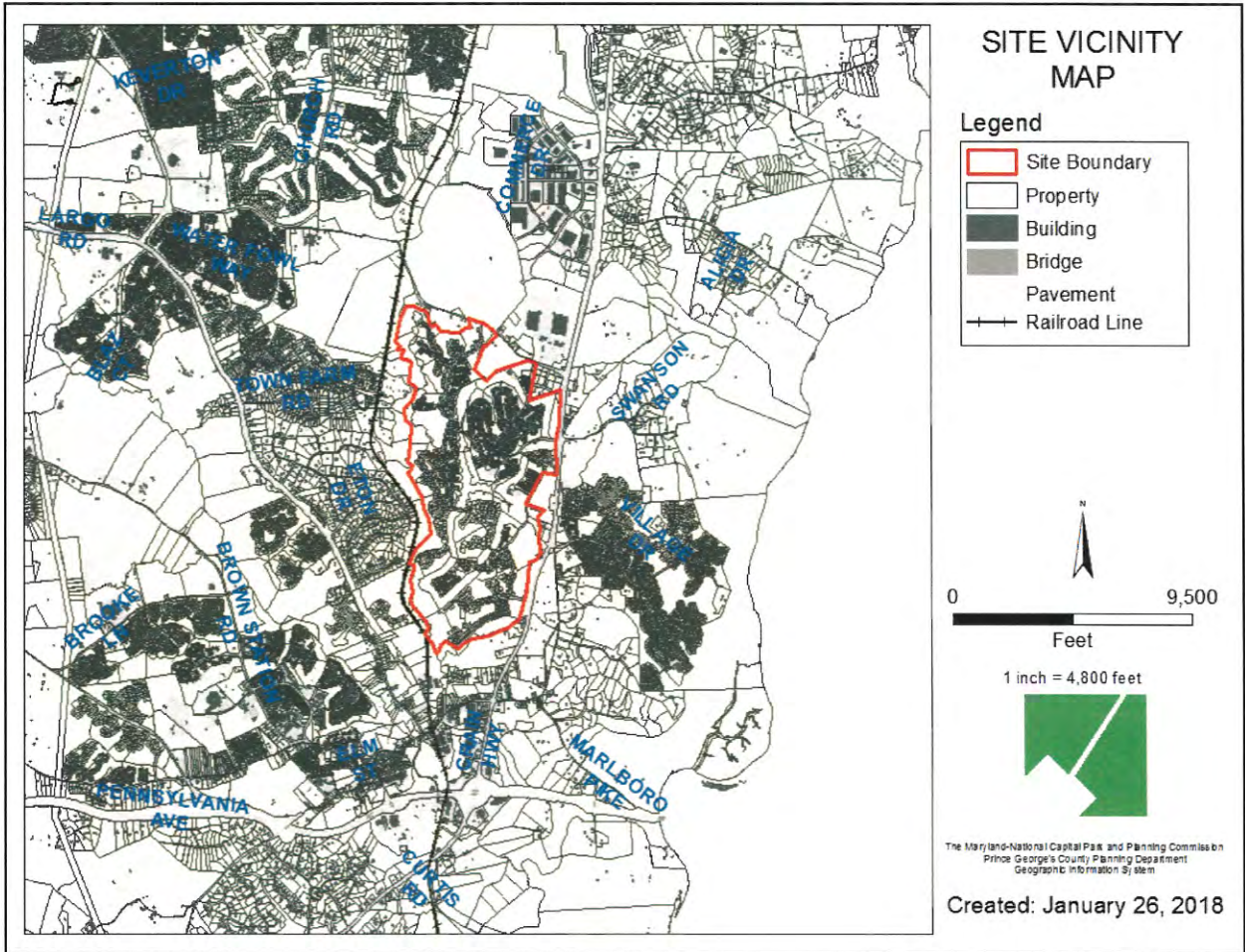
Specific Design Plan

SDP-0315-09

Application	General Data	
Project Name: Beech Tree, East Village, Sections 4 and 5 Location: West side of US 301 (Robert S. Crain Highway), south of Leeland Road. Applicant/Address: VOB Limited Partnership 8245 Boone Boulevard, Suite 550 Vienna, VA 22182	Planning Board Hearing Date:	06/07/18
	Staff Report Date:	05/29/18
	Date Accepted:	04/23/18
	Planning Board Action Limit:	07/02/18
	Plan Acreage:	23.35
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	79
	Council District:	06
	Election District:	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13

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

Staff Recommendation		Staff Reviewer: Ras Tafari Cannady II Phone Number: 301-952-3411 Email: Ras.Cannady@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0315-09
Beech Tree, East Village, Sections 4 and 5

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

EVALUATION

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

- a. The requirements of Zoning Map Amendment A-9763-C;
- b. The requirements of the Prince George's County Zoning Ordinance, specifically,
 - (1) Section 27-511 governing development in the Residential Suburban Development (R-S) Zone;
 - (2) Section 27-528(a) regarding the required findings for specific design plans;
- c. The requirements of Comprehensive Design Plan CDP-9706;
- d. The requirements of Preliminary Plan of Subdivision 4-00010;
- e. The requirements of Specific Design Plan SDP-0315 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

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

1. **Request:** This amendment to a specific design plan (SDP) requests approval to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 4 and 5 of Beech Tree, in the Residential Suburban Development (R-S) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-S	R-S
Uses	Single-family attached	Single-family attached
Acreage (in the subject SDP)	23.35	23.35
Lots	146	146

3. **Location:** The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0315, East Village, Section 4, is located on the north side of Beech Tree Parkway and on the east and west sides of Moores Plains Boulevard. East Village, Section 5, is located on the south side of Beech Tree Parkway, just east of the recreation center.
4. **Surrounding Uses:** The Beech Tree development, as a whole, is bounded on the north by Leeland Road, on the east by US 301, and on the south and west by residential properties zoned Residential-Agricultural (R-A), Residential-Estate (R-E), and Mixed Use-Transportation Oriented (M-X-T). The area covered by SDP-0315-09 is surrounded by single-family residential lots in the Beech Tree development, the golf course, and a recreation facility.
5. **Previous Approvals:** The overall site is known as Beech Tree, which was rezoned by the Prince George’s County District Council on October 9, 1989 (Zoning Ordinance No. 61-1989) from the R-A Zone to the R-S Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 was approved by the District Council for the entire Beech Tree development, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision (PPS) were reviewed and approved. Only Preliminary Plan of Subdivision 4-00010, approved by the Prince George’s County Planning Board on July 6, 2000 and formalized in PGCPB Resolution No. 00-127, is relevant to the subject property.

Two SDPs for the entire site have also been approved for the Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for architecture for the entire Beech Tree development, which has been revised 13 times.

The original SDP-0315, for a total of 39 single-family attached lots, was approved by the District Council on May 14, 2004, subject to eight conditions. Specific Design Plan SDP-0315-01, for the addition of two new townhouse models, the Armstrong and the Ellington, was approved by the Planning Director on January 10, 2006. Specific Design Plan SDP-0315-02, for the addition of

two new townhouse models, the Jameson and the Peterson, was approved by the Planning Director on November 27, 2006. Specific Design Plan SDP-0315-04, for a total of 107 single-family attached lots in East Village, Sections 4 and 5, with the addition of 11.90 acres, was approved by the District Council on April 1, 2014. Specific Design Plan SDP 0315-05, for the addition of a new townhouse model, the Armstrong, was approved by the Planning Director on October 15, 2015. Specific Design Plan SDP-0315-06, to address Marlboro clay on-site, was approved by the Planning Director on September 16, 2016. Specific Design Plan SDP-0315-07, for the addition of two new townhouse models, the McPherson and the Easton, was approved by the Planning Director on April 17, 2017. Specific Design Plan SDP-0315-08, for the addition of a new townhouse model, the Royal, was approved by the Planning Director on March 22, 2017.

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

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

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

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

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

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

COMPLIANCE WITH EVALUATION CRITERIA

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

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

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

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

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

The cover sheet of the SDP contains an overall plan of the Beech Tree project on which is shown phase or section numbers and a chart of approved or submitted SDP numbers.

- 14. Pursuant to the conditions imposed by the Prince George's District Council on Zoning Application No. A-9763-C, prior to approval of each Specific Design Plan for residential uses, the applicant shall demonstrate to the satisfaction of the Planning Board and the District Council that prices of proposed dwelling units will not be lower than the following ranges (in 1989 dollars):**

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

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

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

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

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

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

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

9. **Preliminary Plan of Subdivision 4-00010:** The relevant Preliminary Plan of Subdivision, 4-00010, was approved by the Planning Board on July 6, 2000, subject to 30 conditions. None of the conditions of the PPS approval are applicable to the subject SDP.
10. **Specific Design Plan SDP-0315 and its amendments:** Specific Design Plan SDP-0315 is the initial approval of this SDP. The SDP was approved by the District Council on May 4, 2004, subject to eight conditions. Specific Design Plan SDP-0315-04 was approved by the District Council on April 1, 2014, subject to six conditions. The following conditions of the SDP-0315-04 approval are relevant to the subject application:

1. **Prior to certification of the specific design plan (SDP), the applicant shall:**

- u. **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.**

All three architectural elevations proposed in the subject SDP amendment include brick on the first story of the front and side elevations.

- v. **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):**

(1) **Four dwelling units in any building group containing five or six units; or**

(2) **Three dwelling units in any building group containing four units; or**

(3) **Two dwelling units in any building group containing three units.**

All three architectural elevations proposed in the subject SDP amendment include dormer windows or reverse gable.

- w. **At a minimum, the following townhouse lots shall be considered highly-visible and shall have side entry units: Block Y, Lots 1, 3, 4, 7, and 9; Block R, Lots 27, 28, 30, 31, and 42; and Block Z, Lots 1, 5, 10, 11, 16, 24, 65, and 72.**

In accordance with this subcondition, all three proposed elevations offer a side entry option for use on the specified lots.

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

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

- y. **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.**

- (1) **Four dwelling units in any building group containing five or six units.**
- (2) **Three dwelling units in any building group containing four units.**
- (3) **Two dwelling units in any building group containing three units.**

In accordance with this subcondition, all three elevations have a full front façade (excluding gables, windows, trim, and doors) constructed of brick.

z. 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.**

In accordance with this subcondition, the highly-visible elevations are designed with a full-brick veneer and a minimum of eight windows.

11. The following lots shall only be developed with the Norwood, Lismore, Jameson, Peterson, Armstrong or Ellington architectural models:

**Block R, Lots 1, 3, 4, 6, 7, 9, 27, 28, 30, 31, 43;
Block Z, Lots 1, 10, and 65**

This condition will remain applicable.

12. All garage doors shall have a style, dark color and appearance similar to the majority of garage doors on townhouses in other sections of Beech Tree.

The associated architectural rendering for the subject SDP shows the garage doors painted white. Conformance to this condition is required and will be reviewed at the time of permitting.

13. All required decks shall contain a minimum area of 200 square feet.

The required decks for all three elevations contain a minimum area of 200 square feet.

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

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

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

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

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

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

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

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

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

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

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

The addition of a townhouse model to the approved architecture for the project will not affect prior findings of conformance with approved Type II Tree Conservation Plan TCP II-037-13. Therefore, it may be said that the plan is in conformance with an approved Type 2 tree conservation plan, in accordance with this requirement.

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

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

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

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0315-09 for Beech Tree, East Village, Sections 4 and 5, subject to the following conditions:

1. All architectural conditions in the Prince George’s County District Council’s approval of Specific Design Plan SDP-0315-04 apply to the subject Haverford Homes Coltrane model.
2. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section, as designee of the Planning Board, that the prices of the proposed townhouse dwelling units will not be lower than the following range (in 1989 dollars):

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

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

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

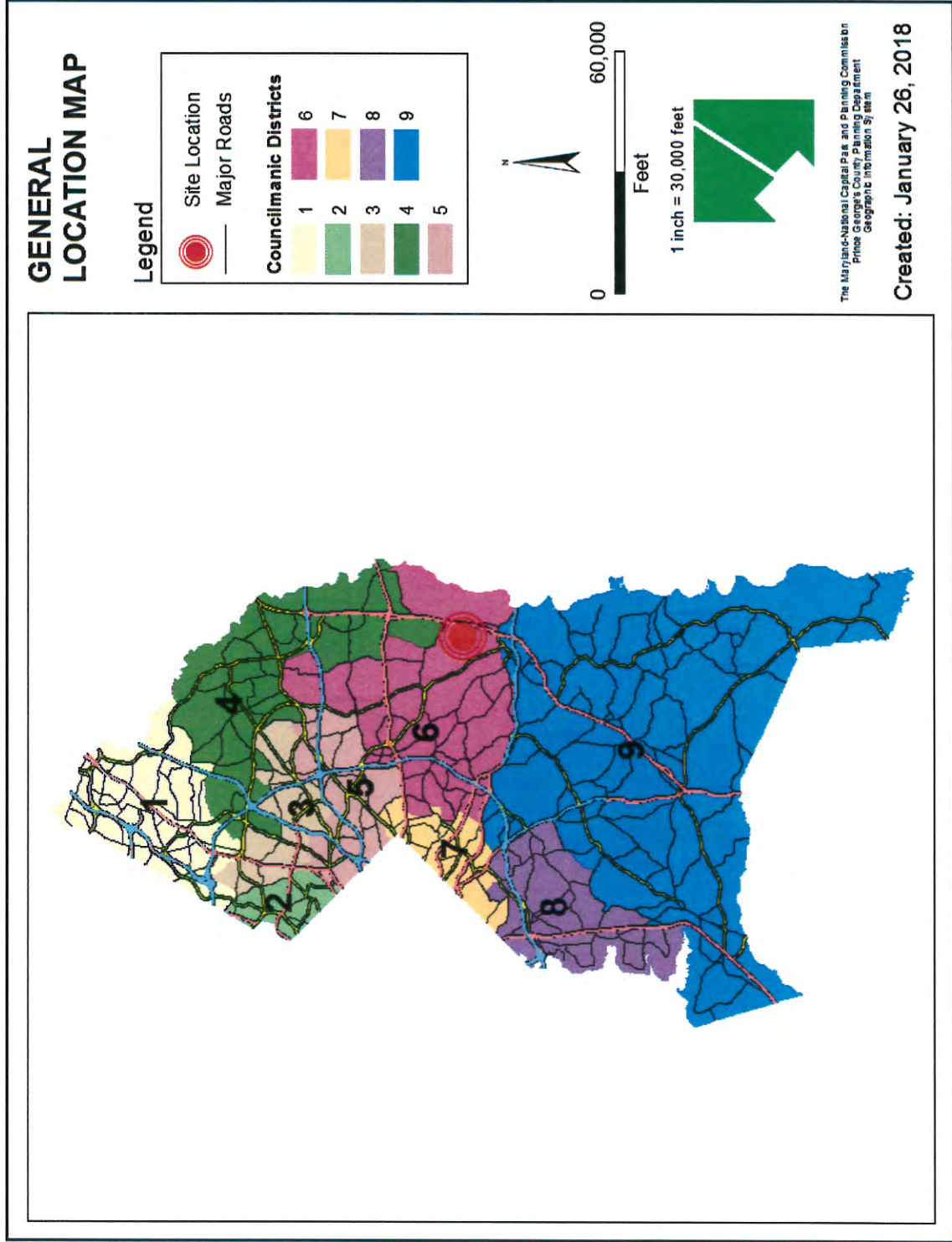
ITEM:

CASE: SDP-0315-09

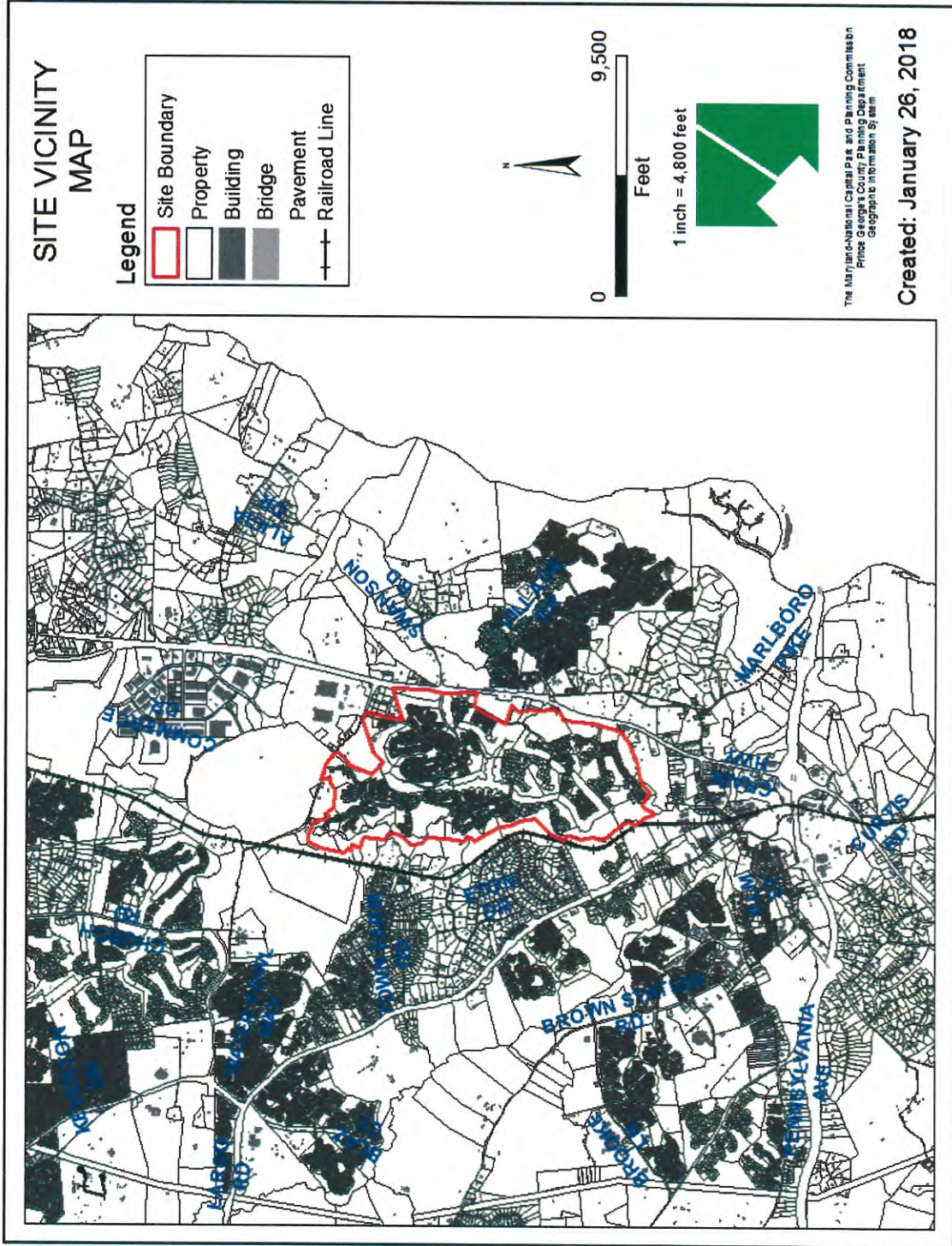
**BEECH TREE,
EAST VILLAGE, SECTIONS 4 AND 5**



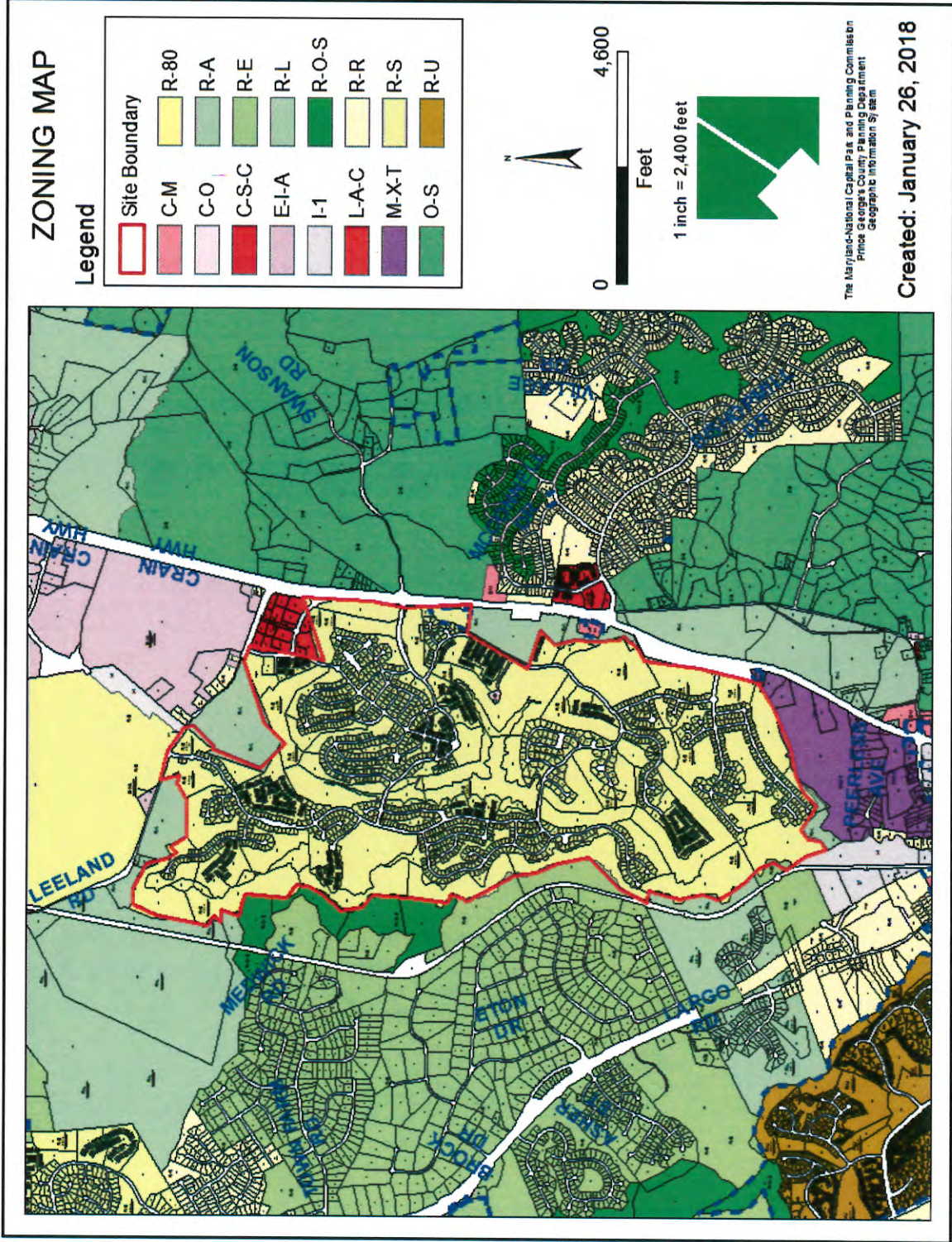
GENERAL LOCATION MAP



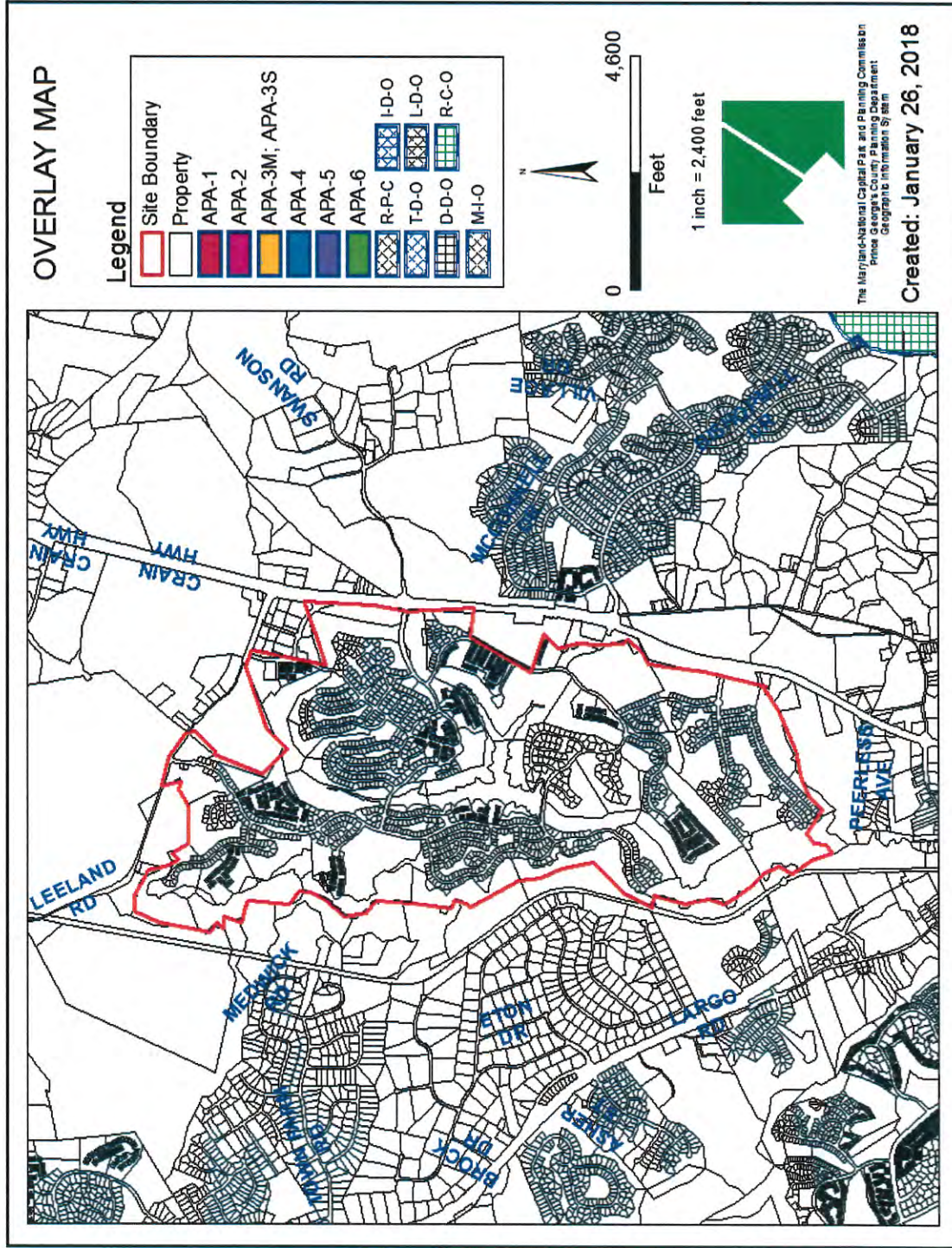
SITE VICINITY



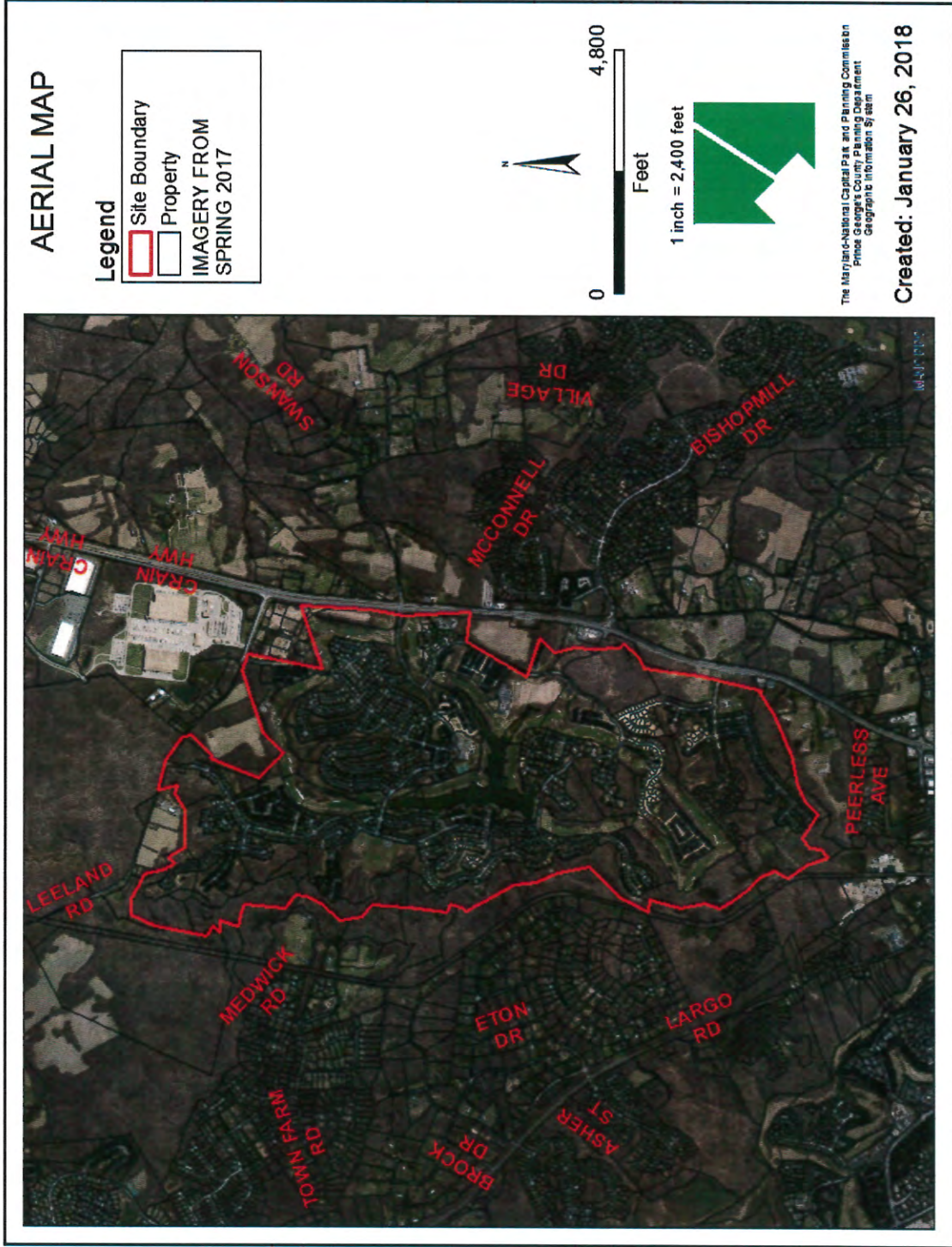
ZONING MAP



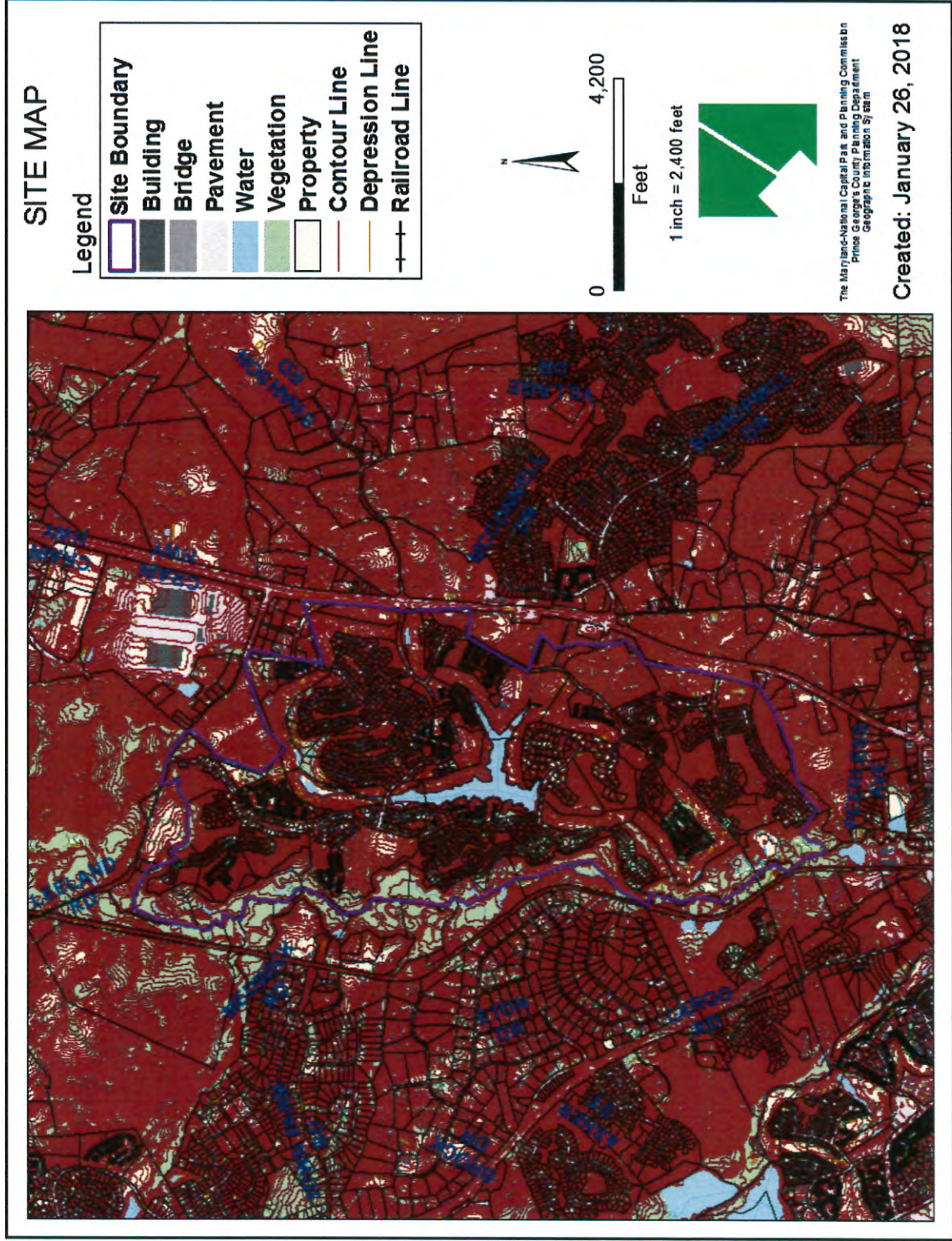
OVERLAY MAP



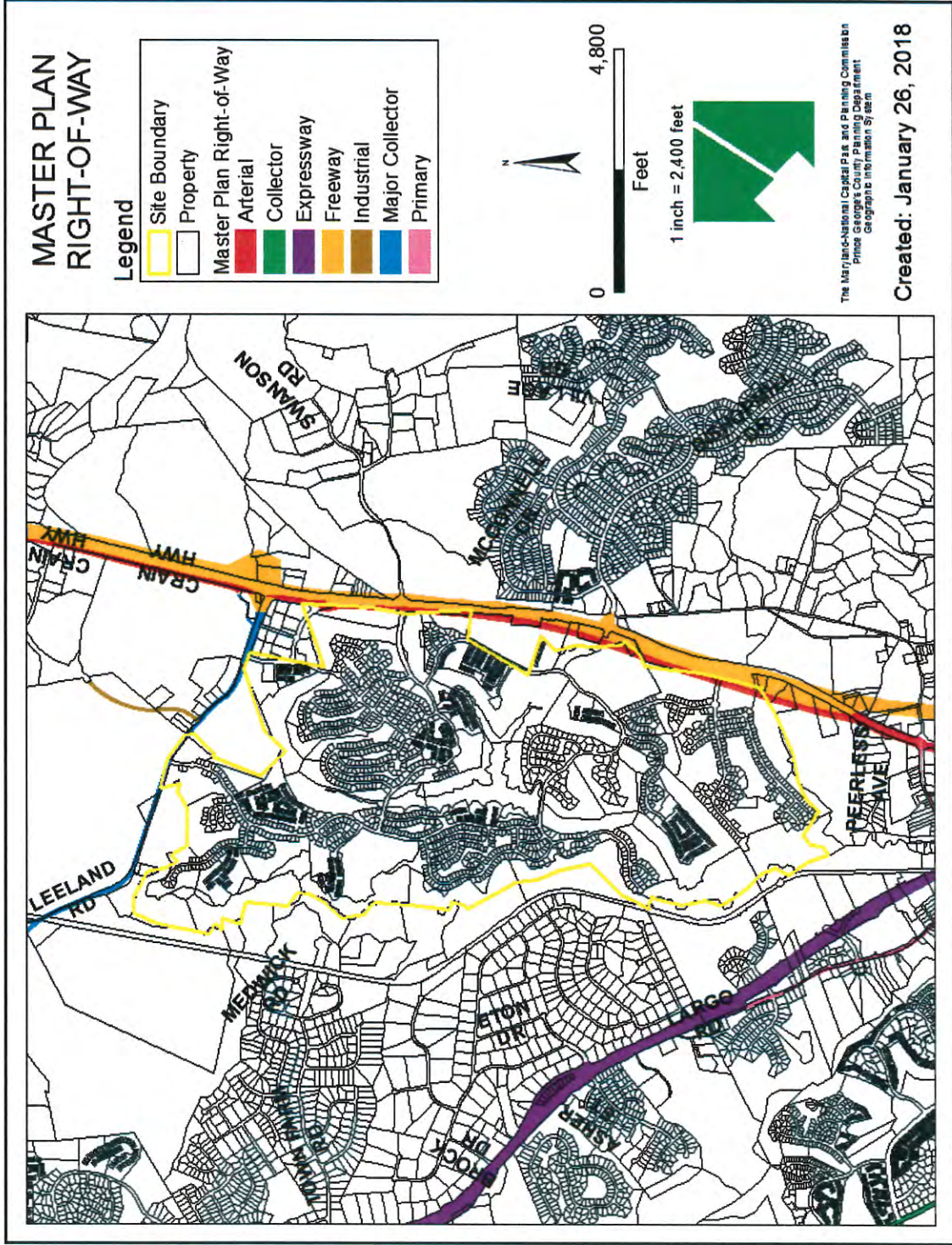
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



OVERALL SITE PLAN



PARKER RODRIGUEZ, INC.
 PLANNING & DESIGN SERVICES

This plan is for illustrative purposes only and does not constitute an offer.
 November 10, 2014



SITE PLAN



ARCHITECTURAL RENDERING FRONT



ARCHITECTURAL RENDERING REAR



ARCHITECTURAL RENDERING SIDE





Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



MEMORANUM

May 15, 2018

TO: Ras Cannady, Urban Design Section
Development Review Division, M-NCPPC

FROM: Mary C. Giles, P.E. Associate Director
Site/Road Plan Review Division, DPIE

RE: Beechtree Subdivision
East Village, Sections 4 and 5
Specific Design Plan No. SDP-0315/09

CR: Leeland Road
CR: Beech Tree Parkway
CR: Moore's Plains Boulevard

mg 5/29/18

In response to the revised Specific Design Plan No. SDP-0315/09 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- DPIE has no objection to proposed revision to the above-referenced residential subdivision (East Village, Sections 4 and 5) layout that was previously approved. The Revisions to the Specific Design Plan No. SDP-0315/09 are to accommodate the following changes:
 - Additional five (5) house types (Lots 6-10, Block Z).
 - The previously approved East Village Sections 4 and 5, with Townhouses Lots, would remain unchanged.
- The proposed changes to the layout of the subdivision, are consistent with the approved DPIE Stormwater Management Concept Plan Nos. 20712-2004 (Section 4), dated September 21, 2016, and 32573-2008-02 (Section 5), dated May 19, 2017.

Ras Cannady
May 15, 2018
Page 2

- The site is located on the west side of US 301, south of its intersection with Leeland Road.
- For all other comments, regarding SDP-0315/09, please refer to the previous memo which was approved in December 4, 2013.

If you have any questions or require additional information, please contact Mr. Mariwan Abdullah, District Engineer for the area, at (301) 636-2060.

DA:MT:dar

cc: Mariwan Abdullah, District Engineer, S/RPRD, DPIE
Morris & Ritchie Associates, Inc., 14280 Park Center
Drive, Suite A, Laurel, Maryland 20707
VOB Limited Partnership, 8245 Boone Blvd, Suite 550,
Vienna, Virginia 22182



THE PRINCE GEORGE'S COUNTY GOVERNMENT

Office of the Clerk of the Council
(301) 952-3600

April 7, 2014

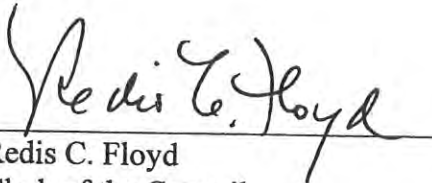
**RE: SDP-0315-04 Beech Tree, East Village Sections 4 & 5
VOB Limited Partnership, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed herewith a copy of the Council Order setting forth the action taken by the District Council in this case on April 1, 2014.

CERTIFICATE OF SERVICE

This is to certify that on April 7, 2014, this notice and attached Council Order was mailed, postage prepaid, to all persons of record.


Redis C. Floyd
Clerk of the Council

Case No.: SDP-0315-04 Beech Tree
East Village, Sec. 4 & 5

Applicant: VOB Limited Partnership

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 13-154, approving with conditions a specific design plan to develop 107 new single-family attached lots in the sections of the Beech Tree development known as East Village, Sections 4 and 5, (Section 5, with a total of 11.90 acres, was not part of the original Specific Design Plan SDP-0315 application and is also being added), located on the west side of Robert S. Crain Highway (US 301), south of Leeland Road; specifically Section 4 is located on the north side of Beech Tree Parkway and on the east and west sides of Moores Plains Boulevard and Section 5 is located on the south side of Beech Tree Parkway, in Planning Area 79, Council District 6, and the Developing Tier, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and A-9763-C.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and A-9763-C, adopts and incorporates the findings and conclusions of the Planning Board in its Resolution, PGCPB No. 13-154, except as otherwise stated herein.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - a. Obtain approval of a vacation petition in accordance with Section 24-112 of the Subdivision Regulations for that part of the record plats that contain Outparcels 3, 6, and 10, necessary to implement the single-family attached lots in East Village, Section 4, or remove the lots and residential units from these areas.
 - b. Provide a tree canopy coverage schedule showing the requirement being met on-site.
 - c. Provide additional street lighting along the private streets and alley ways.
 - d. Extend the existing sidewalks along both sides of Medstead Lane to Beech Tree Parkway.
 - e. Distribute a sufficient amount of on-street parking spaces evenly in locations convenient to each townhouse lot and provide sidewalk connections to the parking spaces, to be reviewed by the Urban Design Section as designee of the Planning Board. Revise the tabulation chart on the coversheet as necessary.
 - f. Show the ten-foot-wide public utility easement abutting all private rights-of-way per Section 24-128(b)(12) of the Subdivision Regulations, or provide an approved color-coded utilities plan.
 - g. Delineate separate parcels for the open space and private rights-of-way and clearly label the disposition of the parcels. Provide the dimensions for the private rights-of-way.
 - h. Revise the tracking chart to reflect the correct number of units for previously approved SDPs, and provide a subtotal of units for the pending SDP.
 - i. Provide the bearings and distances on all property lines and for each parcel and lot. Dimension the distance between the rows of townhouse lots.
 - j. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.
 - k. Revise the SDP and tree conservation plan (TCP) coversheets to indicate, on the overall plan of the Beech Tree project, all project areas in their correct relation to one another, all phase or section numbers, all approved or submitted SDP numbers, and all approved or submitted TCP numbers.
 - l. Revise the Type II tree conservation plan (TCPII) as follows:

- (1) All vulnerable edges of afforestation adjacent to residential lots and street frontage shall be planted using the "edge planting detail" consisting of a double row of whips (one-inch caliper) planted adjacent to a permanent tree protection device.
 - (2) Where landscaping and woodland conservation areas overlap, the landscaping elements shall be shown on the TCPII so coordination can occur between the plantings. If landscape materials are provided in lieu of the whip planting proposed for woodland conservation, then the stocking rate shall be equivalent to the requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance of 500 caliper inches per acre.
 - (3) Revise the individual woodland conservation worksheet to correctly calculate the requirement for the site and indicate how the woodland conservation requirement for the site will be provided.
 - (4) Add the TCPII number, TCPII-037-13, to the approval block and correct the reference to the current TCPII wherever it occurs.
 - (5) Revise and update the overall woodland conservation summary sheet for the entire Beech Tree project, which indicates how the woodland conservation requirement is being provided for the entire site consistent with all approvals to date, and the current revisions for Specific Design Plan SDP-0902 and SDP-0315.
 - (6) Have the revised plan signed by the qualified professional who prepared it.
- m. The applicant shall demonstrate that impacts to the primary management area (PMA) proposed under the current application through on-site or off-site grading are generally consistent with the impacts approved by the Planning Board with the applicable preliminary plan of subdivision and SDP-0315.
- n. Approved wetlands mitigation plans shall be submitted to confirm that all applicable conditions related to mitigation areas abutting this SDP have been fully complied with in the current application.

- o. Specific Design Plan SDP-9803 and its associated TCP shall be revised to adjust the limits and/or include the grading, woodland conservation, landscaping, and stormwater management features proposed on the site as part of the subject application. Any changes to the woodland conservation requirement, or amount provided resulting from the revision of SDP-9803 and TCPII-049-98, shall be correctly reflected in the overall Beech Tree woodland conservation worksheet prior to certification of SDP-0315-04.
- p. Revise the plant list to correctly identify native and non-native plants and adjust the Section 4.9 landscape schedule as necessary.
- q. Revise the landscape plan to provide a Section 4.6 schedule for all townhouse lots with rear yards oriented toward a street, including primary or lower road classifications, excluding alleys.
- r. Clarify fulfillment of the Section 4.7 bufferyard requirements along the adjacent golf course property.
- s. Revise the landscape plan to provide a schedule for Section 4.10, Street Trees along Private Streets, showing the requirements being met.
- t. Revise and/or add plantings to the rear of all townhouse lots, as necessary, to provide buffering between townhouse lots, or between townhouse lots and adjacent large retaining walls or slopes, to be reviewed by the Urban Design Section as designee of the Planning Board.
- u. 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.
- v. 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):
 - (1) Four dwelling units in any building group containing five or six units; or
 - (2) Three dwelling units in any building group containing four units; or
 - (3) Two dwelling units in any building group containing three units.
- w. At a minimum, the following townhouse lots shall be considered highly-visible and shall have side entry units: Block Y, Lots 1, 3, 4, 7, and 9;

Block R, Lots 27, 28, 30, 31, and 42; and Block Z, Lots 1, 5, 10, 11, 16, 24, 65, and 72.

- x. All garage doors shall have a carriage-style appearance.
 - y. 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.
 - (1) Four dwelling units in any building group containing five or six units.
 - (2) Three dwelling units in any building group containing four units.
 - (3) Two dwelling units in any building group containing three units.
 - z. 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.
2. Prior to the issuance of any grading permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit valid copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and any associated mitigation plans.
 3. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section as designee of the Planning Board that the 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+

4. Prior to approval of each building permit for a dwelling unit, the applicant shall demonstrate that the price of the dwelling unit will not be lower than the ranges above (in 1989 dollars).
5. This development is subject to all of the transportation and phasing conditions of Specific Design Plan SDP-9907, or as amended. Any changes to the sequencing of transportation improvements and/or changes to these development thresholds will require the filing of a specific design plan application, and a new staging plan reflecting said changes must be included with application.
6. Prior to issuance of grading permits for land associated with Specific Design Plan SDP-0315-04, the approved technical stormwater management plans shall be submitted and reviewed to ensure that the plan is consistent with the previously approved habitat management program, and that water quality treatment is provided on the plan at all stormdrain outfalls. If revisions to the Type II tree conservation plan are required due to changes to the technical stormwater management plans, the revisions shall be handled at staff level if the changes result in less than 20,000 square feet of additional woodland cleared and do not substantially increase the quantity of primary management area impacts approved with Specific Design Plans SDP-0315 and SDP-9803, as amended.
7. The following lots shall have rear decks:
 - Block R, Lots 1 – 9, 17-42;
 - Block Z, Lots 1-5, 9-11, 16-55, 64, 65, 71, and 72.
8. The following lots shall have side entry units:
 - Block R, Lots 1, 3, 4, 6, 7, 9, 20, 21, 24, 27, 28, 30, 31, 36, 37, 42;
 - Block Z, Lots 1, 5, 6, 10, 11, 16, 17, 23, 24, 28, 29, 34, 35, 40, 41, 47, 48, 54, 55, 59, 60, 64, 65, 68, 69, and 72.
9. The following lots shall have pergolas:
 - Block R, Lots 1, 3, 4, 6, 7, 9, 17, 23, 27, 28, 30, 31, 42;
 - Block Z, Lots 10, 11, 16, 17, 23, 24, 28, 29, 34, 35, 40, 41, 47, 48, 54, 55, 64, 65 and 72.
10. The following lots shall have fully fenced rear yards similar in appearance to the majority of fences for townhouses in other sections of Beech Tree:
 - Block Z, Lots 1 – 54, and 65 - 68.
11. The following lots shall only be developed with the Norwood, Lismore, Jameson, Peterson, Armstrong or Ellington architectural models:

Block R, Lots 1, 3, 4, 6, 7, 9, 27, 28, 30, 31, 42;
Block Z, Lots 1, 10, and 65

- 12. All garage doors shall have a style, dark color and appearance similar to the majority of garage doors on townhouses in other sections of Beech Tree.
- 13. All required decks shall contain a minimum area of 200 square feet.

Ordered this 1st day of April, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

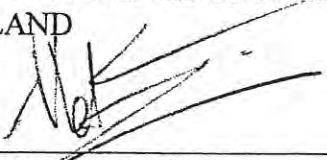
Opposed:

Abstained:

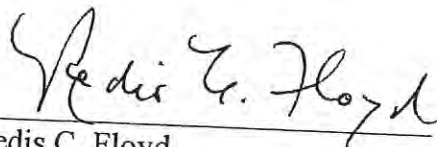
Absent:

Vote: 9-0

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

By: 
Mel Franklin, Chairman

ATTEST:


Redis C. Floyd
Clerk of the Council



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Community Planning Division

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.pgplanning.org

301-952-3972

May 22, 2018

MEMORANDUM

TO: Ras Cannady, Senior Planner, Development Review Division

VIA: Kipling Reynolds, AICP, Chief, Community Planning Division *KR*
David A. Green, Master Planner, Community Planning Division *DAG*

FROM: John Wooden, Planner Coordinator, Neighborhood Revitalization Section, Community Planning Division *JW*

SUBJECT: **SDP-0315-09 Beech Tree East Villages 4 & 5**

FINDINGS

Pursuant to Part 8, Division 4, Subdivision 2 of the Zoning Ordinance, Master Plan conformance is not required for this application.

BACKGROUND

Application Type: Specific Design Plan

Location: East Village 4 & 5

Size: 23.35 acres

Existing Uses: Undeveloped land

Proposal: The applicant proposes to add the "Coltrane" house-type to its list of single-family attached units. The Coltrane has the same footprint and height as the approved Armstrong house-type.

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located in an Established Community growth policy area. The vision for the Established Communities are most appropriate for context-sensitive infill low- to medium density development (p. 20).

Master Plan: The 2013 *Approved Subregion 6 Approved Master Plan and Sectional Map Amendment* recommends Residential Low (up to 3.5 du/ac) land uses on the subject property.

SDP-0315-09 Beech Tree East Villages 4 & 5

Planning Area/79

Community:/Upper Marlboro & Vicinity

Aviation/MIOZ: This application is not located within an Aviation Policy Area or the Military Installation Overlay Zone.

SMA/Zoning: The 2013 *Approved Subregion 6 Sectional Map Amendment* retained the subject property in the R-S zone.

c: Long-range Agenda Notebook

Frederick Stachura, Planning Supervisor, Neighborhood Revitalization Section, Community Planning Division