



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

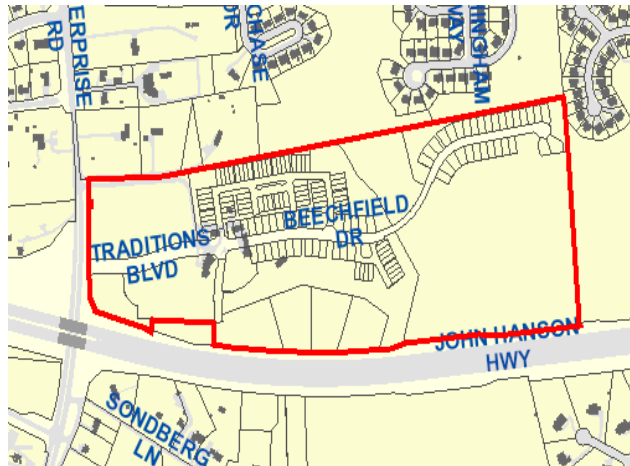
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Revision of Site Plan Traditions at Beechfield

ROSP-4785-01

REQUEST	STAFF RECOMMENDATION
Revision of a special exception site plan to reduce the development by 15 lots and to add new architecture, including associated engineering changes.	APPROVAL with conditions

Location: In the northeast corner of MD 193 (Enterprise Road) and US 50 (John Hanson Highway)	
Gross Acreage:	83.66
Zone:	R-E
Gross Floor Area:	N/A
Lots:	133
Parcels:	24
Planning Area:	71A
Council District:	06
Election District:	07
Municipality:	N/A
200-Scale Base Map:	206NE11
Applicant/Address: Greenlife Property Group, LLC 9311 N. Meridian Street Indianapolis, IN 46260	
Staff Reviewer: Thomas Sievers Phone Number: 301-952-3994 Email: Thomas.Sievers@ppd.mncppc.org	



Planning Board Date:	07/15/2021
Planning Board Action Limit:	07/21/2021
Staff Report Date:	06/28/2021
Date Accepted:	05/12/2021
Informational Mailing:	12/03/2020
Acceptance Mailing:	04/14/2021
Sign Posting Deadline:	N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at http://www.mncppcapps.org/planning/Person_of_Record/. Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board
The Prince George's County District Council

VIA: Jeremy Hurlbutt, Supervisor, Zoning Section, Development Review Division

FROM: Thomas Sievers, Senior Planner, Zoning Section, Development Review Division

SUBJECT: **Revision of Site Plan RO SP-4785-01
Traditions at Beechfield**

REQUEST: **Revision of a special exception site plan to reduce the development by 15 lots
and to add new architecture, including associated engineering changes.**

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the consent agenda for transmittal to the Zoning Hearing Examiner on the agenda date of July 15, 2021.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Zoning Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

FINDINGS

A. Location: The subject property is located on Tax Map 53 in Grids E2 and F2, and Tax Map 54 in Grid A-2, and consists of 133 lots and 25 parcels, totaling 83.66 acres in the Residential-Estate (R-E) Zone. The site is in Planning Area 71A and Council District 6. More specifically, the subject property is located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway).

B. Development Data Summary:

	EXISTING	PROPOSED
Zone(s)	R-E	R-E
Use(s)	Planned Retirement Community	Planned Retirement Community
Acreage	83.66	83.66
Parcels/Lots	25 parcels/133 lots	17 parcels/118 lots
Dwelling Units	491	491

C. History: The Prince George’s County Planning Board previously approved Special Exception SE-4529 (Zoning Ordinance No. 8-2008) for the Enclave at Beechfield, which included approval of 400 independent living units comprised of 250 multifamily and 150 townhouse dwelling units, in a condominium regime. A subsequent Preliminary Plan of Subdivision, PPS 4-08043, was also approved by the Planning Board with 37 conditions (PGCPB Resolution No. 08-193). Special Exception SE-4785 was submitted as a major revision to the previously approved SE-4529 because of the substantial changes proposed by the applicant. The changes included: more diversity in the dwelling unit mix, the addition of an assisted living facility, the division of land into lots and parcels with a change in the configuration previously approved, and to internally shift dwelling unit types on the site from that which was previously approved. The Prince George’s County District Council approved SE-4785, subject to 23 conditions, on July 16, 2018 (Zoning Ordinance No. 11-2018). PPS 4-17018 was submitted to supersede 4-08043, which subdivided the planned retirement community into fee-simple lots, subject to 20 conditions (PGCPB Resolution No. 18-07).

D. Master Plan and General Plan Recommendations: The *Plan Prince George’s 2035 Approved General Plan* (General Plan) designates the area of the site in the Established Growth Policy area. The vision for the Established Communities area is a context-sensitive infill and low- to medium-density development. The *2006 Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA) describes the project as within the Pointer Ridge Mixed-Use Activity Center. The master plan states that this area is in need of senior housing and identifies several criteria for the provision of senior housing (Policy 4: Develop High Quality Senior Housing, page 11), which this project complies with under the previous approval of SE-4785.

Aviation Policy Area 6

Part of the subject property is located in Aviation Policy Area 6 (APA 6), within the proximity of Freeway Airport. The APA regulations contain height requirements and purchaser notification requirements for property sales in Sections 27-548.42 and 27-548.43 of the Prince George’s County Zoning Ordinance, respectively, that are relevant to this

application. No building permit may be approved for a structure higher than 50 feet in APA 6, unless the applicant demonstrates compliance with Federal Aviation Regulations Part 77. The proposed revisions remain in conformance with the prior findings of SE-4785.

E. Request: The proposal is for the revision of a special exception site plan to reduce the development by 15 lots and the addition of new architecture, including necessary engineering adjustments.

F. Neighborhood and Surrounding Uses: The neighborhood is predominately developed with single-family dwellings in the communities of Marleigh, Holmehurst, Fairwood, and Enterprise Estates, with woodlands and Maryland-National Capital Park and Planning Commission (M-NCPPC) park land nearby. The general neighborhood boundaries are:

North: Open space owned by the Marleigh Community Association, Inc.; land owned by M-NCPPC; and three single-family homes

East: An open space parcel owned by the Fairwood Community Association, Inc.

South: US 50 (John Hanson Highway)

West: MD 193 (Enterprise Road)

The property is surrounded by the following uses:

North: Single-family detached residences in the R-E Zone and open space in the Residential Low Development (R-L) Zone

East: Single-family detached residences and open space in the Mixed Use Community (M-X-C) Zone

South: Single-family detached residences in the Residential-Agricultural (R-A) Zone

West: Single-family detached residences in the Rural Residential (R-R) Zone

G. Zone Standards: The proposal is within the applicable development requirements and regulations of Section 27-427 for the R-E Zone requirements of the Zoning Ordinance. Section 27-441(b), Uses Permitted in Residential Zones, of the Zoning Ordinance, indicates that a planned retirement community is a permitted use by special exception in the R-E Zone.

H. Design Requirements:

Signage—There is no change to signage associated with this application.

Parking Regulations—The proposed site plan shows the required number of parking spaces for the site with the new layout.

Prince George's County Landscape Manual Requirements—The subject application remains in conformance with the prior findings of the 2010 *Prince George's County Landscape Manual* (Landscape Manual).

Tree Canopy Coverage Ordinance—This application remains in conformance with the prior findings of the Prince George’s County Tree Canopy Coverage Ordinance.

- I. Required Findings:** The applicant provided responses through a statement of justification (SOJ) dated January 27, 2021, incorporated herein by reference. Section 27-325(a), (b), and (n) of the Zoning Ordinance states that:

Subdivision 10 – Amendments of Approved Special Exceptions

Section 27-325 – Minor changes.

(a) Minor changes, in general.

- (1) The Planning Board and Planning Director are authorized to approve minor changes to site plans for approved Special Exceptions, as provided in this Section. The Director may authorize staff to take any action the Director may take under this Section.**
- (2) The Planning Board is authorized to grant the minor changes listed in this Section, and any variance requested in conjunction with the minor change. The minor change request shall be in the form of an application filed with the Planning Board. The contents of the application shall be determined by the Planning Board. Along with filing the application, the applicant shall submit a revised site plan, and shall pay the required fee. The Planning Board shall hold a hearing on the request in accordance with the Rules of Procedure established by the Planning Board. The Planning Board’s decision shall be in the form of a resolution. A copy of the resolution shall be sent to all persons of record and the Clerk of the Council.**
- (3) If the change is approved, the revised site plan shall be made a part of the record of the original application.**
- (4) The revised site plan shall comply with all applicable requirements of this Subtitle, and with any conditions, relating to the use, imposed in the approval of the Special Exception or of any applicable Zoning Map Amendment, subdivision plat, or variance.**

(b) Minor changes, Planning Board.

- (1) The Planning Board is authorized to approve the following minor changes:**
 - (A) An increase of no more than fifteen percent (15%) in the gross floor area of a building;**
 - (B) An increase of no more than fifteen percent (15%) in the land area covered by a structure other than a building;**

- (C) The redesign of parking or loading areas; or
 - (D) The redesign of a landscape plan.
- (2) The Planning Board is further authorized to approve the minor changes described in (d) and later subsections below.
 - (3) In reviewing proposed minor changes, the Board shall follow the procedures in (a) above.

This application is subject to subsection (n), addressed below.

(n) Changes of Planned Retirement Community site plans.

- (1) The Planning Board may approve the following modifications, following the procedures in (a) above:
 - (A) Changes required as the result of an approval of a Preliminary Plan of Subdivision;
 - (B) Changes required by engineering necessity to grading, utilities, stormwater management, or related plan elements;
 - (C) New or alternative architectural plans that are equal or superior to those originally approved, in terms of the quality of exterior building materials and architectural detail; or
 - (D) Changes to any other plan element determined to be consistent with the overall design, layout, quality, or intent of the approved special exception site plan.
- (2) The Planning Board's decision shall be sent to all persons of record in the hearing before the Planning Board, and to the District Council. This decision may be appealed to the District Council upon petition by any person of record. The petition shall be filed with the Clerk of the Council within thirty (30) days after the date of the notice of the Planning Board's decision. The District Council may vote to review the Planning Board's decision on its own motion within thirty (30) days after the date of the notice. The Clerk of the Council shall notify the Planning Board of any appeal or review decision. Within seven (7) calendar days after receiving this notice, the Planning Board shall transmit to the District Council a copy of all written evidence and materials submitted for consideration by the Planning Board and a transcript of the public hearing on the revised plan. The District Council shall schedule a public hearing on the appeal or review. Testimony at the hearing shall be limited to the facts and information contained within the record made at the hearing before the Planning Board. Within sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or modify the decision of the Planning Board, or return the revised plan to the Planning Board to take further

testimony or reconsider its decision. Where the Council approves a revised site plan, it shall make the same findings which are required to be made by the Planning Board. If the Council fails to act within the specified time, the Planning Board's decision is automatically affirmed. The Council shall give its decision, in writing, stating the reasons for its action. Copies of the decision shall be sent to all persons of record and the Planning Board.

The approval of SE-4785 contained two conditions (15 and 16) requiring that a Phase III archeological investigation be conducted and reported. This investigation found a previously unknown cemetery within archeological Site 18PR955. After consultation with the Historic Preservation Section, it was determined that the cemetery should be preserved in place. The area in which the cemetery is located was previously approved for construction of single-family attached dwellings (villas) and a roadway (American Chestnut Road) to serve them. In order to preserve the cemetery, American Chestnut Road was reconfigured and a total of 7 attached lots were removed.

Furthermore, there are 12 single-family attached lots, located on the southern side of Beechfield Drive, that have been proposed for replacement by 4 single-family detached lots. The applicant submits, in the SOJ, that this is to reduce the impact on the adjacent primary management area (PMA) and wetlands. Therefore, the revision proposes a net reduction of 15 lots.

In addition, as set forth by Condition 22 of SE-4785, the applicant has included new architectural treatments with this application from the builder (Lennar Homes) for the villas, the detached homes, the clubhouse, and the recreational amenities. It should be noted that Condition 16 of the PPS required a limited detailed site plan (DSP) for the recreational amenities. Since the special exception site plan is the regulatory document governing this use, the recreational amenities have been included with this revision, and a limited DSP will be filed after evaluation of this application.

Staff finds that the proposed revisions are consistent with the standards, as set forth by Section 27-325(n).

The following are requirements for approval of a special exception, with the County Code cited in **bold** followed by staff comments:

Section 27-317 – Required findings.

(a) A special exception may be approved if:

(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.

The purpose of this subtitle includes 15 requirements from Section 27-102 of the Zoning Ordinance. An analysis was provided for each of the 15 requirements with SE-4785. The proposed revisions to the planned retirement community remain in conformance with the requirements of this subtitle.

(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.

The subject application has been reviewed for conformance with the Landscape Manual, the Tree Canopy Coverage Ordinance, parking regulations, sign regulations, and APA regulations. The proposed revisions remain in conformance with the requirements and regulations with this Subtitle.

(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.

The proposed project implements the vision and strategies of the General Plan and the Bowie and Vicinity Master Plan and SMA, which call for context-sensitive infill, low- to medium-density development, and high-quality senior citizen housing. The proposed revisions remain consistent with the master plan and applicable functional master plans.

(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.

Based on the review contained within this report and the applicant's SOJ, including an analysis of the studies filed and set forth in the referral documents in the record, there are no adverse impacts identified with this application.

(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.

The planned retirement community is within an area of the County designated for growth and characterized by residential development. The neighborhood will be well served by the proposed use, which will serve the needs of the retirement-age community through rental and ownership options. The development has been designed to conform to all applicable regulations, with conditions in place to offset any detrimental effects. The proposed revisions remain in conformance with this requirement.

(6) The proposed site plan is in conformance with an approved Type 2 Tree Conservation Plan.

This site is subject to the provisions of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there is an approved Type I Tree Conservation Plan, TCPI-07-99, associated with the site. As required for special exception applications, a Type 2 Tree Conservation Plan (TCP2-014-2017) was submitted with the original special exception and approved on July 9, 2018.

The Environmental Planning Section has reviewed the revised site plan and TCP2-014-2017, and finds that the site plan is in conformance with the TCP2, with conditions.

- (7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

A Natural Resources Inventory (NRI-041-08-01) was approved on December 4, 2020. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the PMA. A forest stand delineation was updated with the -01 revision to the NRI and indicates the presence of three forest stands labeled as Stands A, B, and C and 100 specimen trees identified on the site.

The development includes a major forest enhancement project to address the significant invasive population of Bradford Pear. This project will include removal of this and other invasive species in all accessible areas. These areas will be replanted with native species and serve as an educational attraction for residents and visitors. The NRI shall be revised to reflect the limits of the newly discovered cemetery.

The following are the requirements for approval of a special exception for a planned retirement community in the R-E Zone, with the County Code cited in **bold** followed by staff comments.

Section 27-395 – Planned retirement community

- (a) A planned retirement community may be permitted, subject to the following criteria:**
- (1) Findings for approval.**
- (A) The District Council shall find that:**
- (i) The proposed use will serve the needs of the retirement-aged community**
- The previously approved planned retirement community was found to provide a variety of senior housing including single-family detached, single-family attached, independent multifamily, assisted living, and memory care. The wide variety of residential uses will serve the needs of the retirement-age community through rental and ownership options. The proposed revisions remain in conformance with this finding.
- (ii) The proposed use will not adversely affect the character of the surrounding residential community; and**

Traditions at Beechfield has been laid out to blend amicably with the highway use and residential character of the surrounding community, as it incorporates a transitional land use format (i.e., from the highway to the south to detached single-family and open space to the north). The proposed revisions do not affect this finding.

- (iii) **In the R-A Zone, there shall be a demonstrated need for the facility and an existing medical facility within the defined market area of the subject property.**

This is not applicable, as the subject property is located in the R-E Zone.

(2) Site plan.

- (A) **In addition to the requirements of Section 27-296(c), the site plan shall set forth the proposed traffic circulation patterns.**

The application proposes to shift the alignment of American Chestnut Road and Beechfield Drive to avoid disturbance of a burial site and to limit PMA impacts. Three secondary roads were also removed, as a result of the archaeological investigations which reconfigured lot quantities. The proposed revisions do not impair the previously approved traffic circulation patterns.

(3) Regulations.

- (A) **Regulations restricting the height of structures, lot size and coverage, frontage, setbacks, density, dwelling unit types, and other requirements of the specific zone in which the use is proposed shall not apply to uses and structures provided for in this Section. The dimensions and percentages shown on the approved site plan shall constitute the regulations for a given Special Exception.**

The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

- (B) **The subject property shall contain at least twelve (12) contiguous acres.**

The property is approximately 83.66 contiguous acres.

- (C) **The average number of dwelling units per acre shall not exceed eight (8) for the gross tract area.**

The gross tract area is approximately 83.68 acres and, when multiplied by 8, equals 669 dwelling units. A total of 583 dwelling units are proposed, which is less than the 669 units allowed. The proposed revisions remain in conformance with this finding.

(D) In the R-A Zone, buildings shall not exceed three (3) stories.

This is not applicable, as the subject property is located in the R-E Zone.

(E) In the I-3 Zone, the following shall apply:

- (i) The gross tract area shall be a minimum of ninety (90) acres with at least twenty-five percent (25%) of its boundary adjoining residentially-zoned land or land used for residential purposes;**
- (ii) The property shall have at least one hundred fifty (150) feet of frontage on, and direct vehicular access to, a public street;**
- (iii) All buildings shall be set back a minimum of seventy-five (75) feet from all nonresidentially-zoned boundary lines or satisfy the requirements of the Landscape Manual, whichever is greater; and**
- (iv) The property shall be located within two (2) miles of mass transit, regional shopping, and a hospital.**
- (v) In the I-3 and C-O Zones, townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).**

These requirements do not apply, as the property is located in the R-E Zone.

(F) In the I-3 and C-O Zones, townhouses shall comply with the design guidelines set forth in Section 27-274(a)(11) and the regulations for development set forth in Section 27-433(d).

This requirement does not apply, as the property is located in the R-E Zone.

(4) Uses.

- (A) The planned retirement community shall include a community center or meeting area, and other recreational facilities which the District Council finds are appropriate. These recreational facilities shall only serve the retirement community. The scope**

of the facilities shall reflect this fact. The Council may only permit a larger facility which serves more than the retirement community if the facility is harmoniously integrated with the retirement community and the surrounding neighborhood. All recreational facilities shall be constructed prior to, or concurrent with, the construction of the residential units, or in accordance with a schedule approved by the District Council;

The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

- (B) Retail commercial uses, medical uses, health care facilities, and other uses which are related to the needs of the community may be permitted.**

The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

- (5) Residents' age.**

- (A) Age restrictions in conformance with the Federal Fair Housing Act shall be set forth in covenants submitted with the application and shall be approved by the District Council, and filed in the land records at the time the final subdivision plat is recorded.**

The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

- (6) Recreational facilities.**

- (A) Covenants guaranteeing the perpetual maintenance of recreational facilities, and the community's right to use the facilities, shall be submitted with the application. The covenants shall be approved by the District Council, and shall be filed in the land records at the time the subdivision plat is recorded. If the recreational facilities are to be part of a condominium development, a proposed condominium declaration showing the recreational facilities as general common elements shall be approved by the District Council, and shall be recorded (pursuant to Title II of the Real Property Article of the Annotated Code of Maryland) at the time the subplat is recorded.**

The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

J. Referrals: The following is a summary of comments generated from referrals by internal divisions and external agencies. Said referrals are incorporated by reference herein. Any outstanding plan revisions that remain are included as conditions of approval.

1. **Community Planning**—In a memorandum dated June 9, 2021 (McCray to Sievers), the Community Planning Division stated that there are no general plan or master plan issues raised by this application.
2. **Subdivision**—In a memorandum dated June 14, 2021 (Campbell-Diaz to Sievers), the Subdivision Planning Section stated that the submission included a document containing revised Phase I and Phase II noise analyses. The analyses determined that the proposed revisions would require fewer noise mitigation measures, than were originally approved with SE-4785. A noise fence will remain around the pool near the clubhouse. The noise fences near the only group of townhomes south of Beechfield Drive will be removed, along with the townhouses. The single-family detached dwellings replacing that group of townhomes do not require any noise mitigation measures.

New final plats of subdivision will be required to change the lotting pattern of the site, in accordance with the changes proposed with this ROSP. The applicant submitted an exhibit showing the proposed boundaries of the new lots and parcels.

3. **Historic Preservation**—In a memorandum dated June 10, 2021 (Stabler to Sievers), the Historic Preservation Section stated that the application was submitted for further preservation of a cemetery discovered through a Phase III archeological investigation. No additional archeological investigations are recommended; however, the applicant should curate the Phase I and Phase II artifacts at the Maryland Archeological Conservation Laboratory in Calvert County, Maryland. Furthermore, as per Condition 1(a) of previous approval SE-4875, prior to issuance of any building permits, the applicant shall provide interpretive signage for the property that summarizes the results of the archeological investigations. The location and wording shall be subject to approval by the staff archeologist of the Historic Preservation Section and shown on the revised special exception site plan.
4. **Parks**—In an email dated May 14, 2021 (Holley to Sievers), the Department of Parks and Recreation stated that there are no impacts on existing parklands.
5. **Transportation**—In a memorandum dated June 14, 2021 (Smith to Braden), the Transportation Planning Section stated that within the development, the applicant proposes to shift the alignment of American Chestnut Road and Beechfield Drive, to avoid disturbance of a burial site and to limit PMA impacts. Three secondary roads were also removed, as a result of the archaeological investigations which reconfigured lot quantities. Staff finds that these changes are acceptable and do not impair the overall layout of the site. Staff does not object to the proposed modifications and concludes that the site access and circulation of this plan is acceptable, meets the findings required by Subtitle 27 of the Prince George's County Code for a revision of site plan for transportation purposes, and conforms to the Bowie and Vicinity Master Plan and SMA.

6. **Environmental**—In a memorandum dated June 14, 2021 (Rea to Sievers), the Environmental Planning Section stated that based on the submitted information and, if the applicant meets the recommended conditions contained within this report, the environmental-related findings of a special exception will be met. A variance from Section 25-119(d) of the WCO was approved with SE-4785 for the granting of forest/habitat enhancement credit at a 1:1 ratio. The required findings of Section 25-119(d) have been adequately addressed. A variance for removal of Specimen Trees (ST) 1–6, 11–12, 50–56, 61–66, 68–70, 76–80, 83–98, and 101 was approved with SE-4785. A variance for removal of ST 57 was approved with PPS 4-17018. No specimen trees are proposed for removal with this application. Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible, based on the limits of disturbance shown on the TCP2. The impacts for installation of road and utility crossing, water line loop connection, stormdrain outfalls, sewer connection, forest enhancement, removal of berms from existing farm ponds, staging areas, wetland mitigation, stream mitigation, landscaping, and minimal site grading were approved with SE-4785. No new impacts are proposed with this application.
7. **Urban Design**—In a memorandum dated June 16, 2021 (Guinn to Sievers), the Urban Design Section stated that the subject application is in conformance with the requirements of the Zoning Ordinance. It is also in conformance with the conditions of the previously approved special exception. Conformance with the requirements of the Landscape Manual were previously determined with prior approvals. The overall project remains in conformance with the requirements of the Landscape Manual.

The original approval identified highly visible end units, which include Lots 40, 41, 49, and 71 in Block B; Lots 9, 52, 57, and 58 in Block C; and Lots 13 and 18 in Block E. Some of the proposed new models also include highly visible side elevations articulated with a combination of brick and standard siding or cementitious panels and multiple windows, that are acceptable. However, there are highly visible lots, especially in close proximity of the historic site, that are not properly identified. In addition, not all models, such as Lafayette 2164, have highly visible elevations. Conditions contained in this report require the applicant to identify the additional highly visible lots and elevations, to be articulated with a combination of masonry (for the first floor) and siding or cementitious panels and a minimum of four architectural features, in a balance composition.

- K. Determinations:** The criteria for granting revisions to a special exception site plan are met. The subject property will serve the area as a planned retirement community, and the proposed revisions are compatible with all of the adjacent uses. Therefore, the use will not adversely affect the health, safety, or welfare of residents or workers in the area, or be detrimental to the use or development of adjacent properties or the general neighborhood, as the proposed revisions have reduced the number of lots and parcels to preserve a cemetery.

CONCLUSION

Based on the preceding analysis and findings, staff recommends APPROVAL of Revision of Site Plan ROSP-4785-01, subject to the following conditions:

1. Prior to certificate approval of Revision of Site Plan ROSP-4785-01, the applicant shall:
 - a. Include the following additional highly visible lots:
 - (1) Attached units (in five buildings) around the historic site – Lots 38, 40, 41, 45, 48, and 49.
 - b. Provide highly visible elevations for all models, to be articulated with a combination of masonry (for the first floor) and siding or cementitious panels and a minimum of four architectural features, in a balance composition.
2. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit draft amended covenants for the condo/homeowners association to the Subdivision Section of the Development Review Division, in order to ensure that the rights of the The Maryland-National Capital Park and Planning Commission (M-NCPPC) are included. The liber/folio of the amended declaration of covenants shall be noted on the final plat prior to recordation.
3. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the condo/homeowners association (COA/HOA) land, as identified on the approved revision of site plan. Land to be conveyed shall be subject to the following:
 - a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division, Upper Marlboro.
 - b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to a COA/HOA shall be in accordance with an approved site plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a COA/HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division, Environmental Review Section, in accordance with the approved detailed site plan.

- f. The Prince George's County Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
4. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit a draft covenant or access easement document, which will ensure access extending from the cemetery on Parcel T to Traditions Boulevard. The easement is intended to protect the visitation rights of relatives of the deceased. The covenant or easement document shall be recorded, and the liber/folio reflected on the final plat prior recordation.
5. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit draft amended covenants for the condo/homeowners association to the Subdivision Section of the Development Review Division. The declaration of covenants shall include a provision requiring that the association perpetually maintain the cemetery located on Parcel T, in accordance with Section 24-135.02 of the Subdivision Regulations. An exhibit shall be included in the declaration which delineates the location of the cemetery parcel.
6. At the time of final plat, the plats shall reflect revised locations for public utility easements, consistent with the approved revision of site plan.
7. Prior to certification of the revision of site plan (ROSP), a detail for the fence surrounding the cemetery on Parcel T shall be added to the ROSP plan set.
8. Prior to certification of the Type 2 tree conservation plan, the natural resources inventory shall be revised to reflect the limits of the newly discovered cemetery.
9. Prior to certification of the Type 2 tree conservation plan, a note shall be placed below the Specimen Tree Table stating which trees have received an approved variance for removal.
10. At the time of grading permit for the forest/habitat enhancement area shown on the Type 2 tree conservation plan, the bond amount for the forest/habitat enhancement area shall be determined, in accordance with the Environmental Technical Manual.
11. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
12. Prior to signature approval of the Type 2 tree conservation plan, an approved stormwater concept shall be submitted. The limits of disturbance shall be consistent between the plans.
13. Prior to issuance of the first permit, the final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.

ITEM: 6

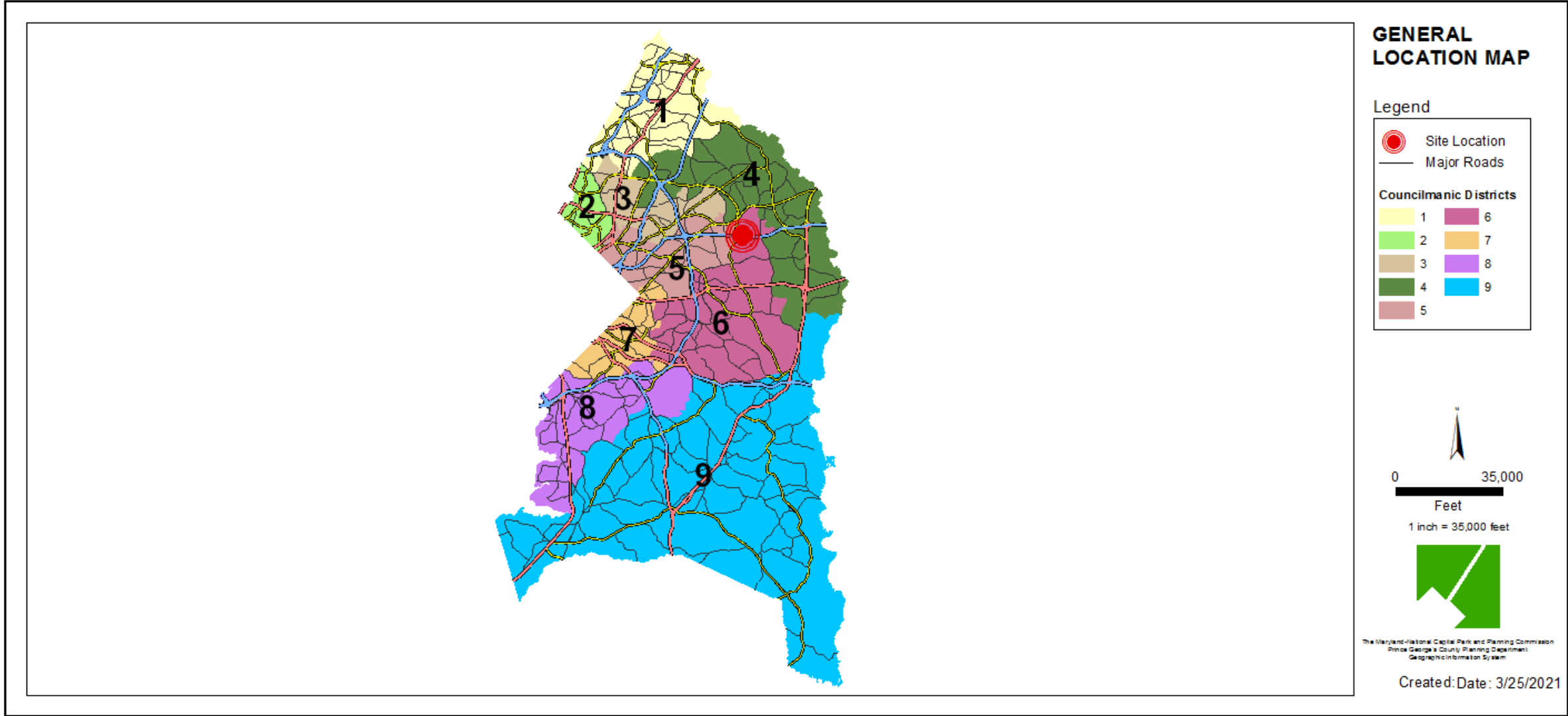
CASE: ROSP-4785-01

TRADITIONS AT BEECHFIELD

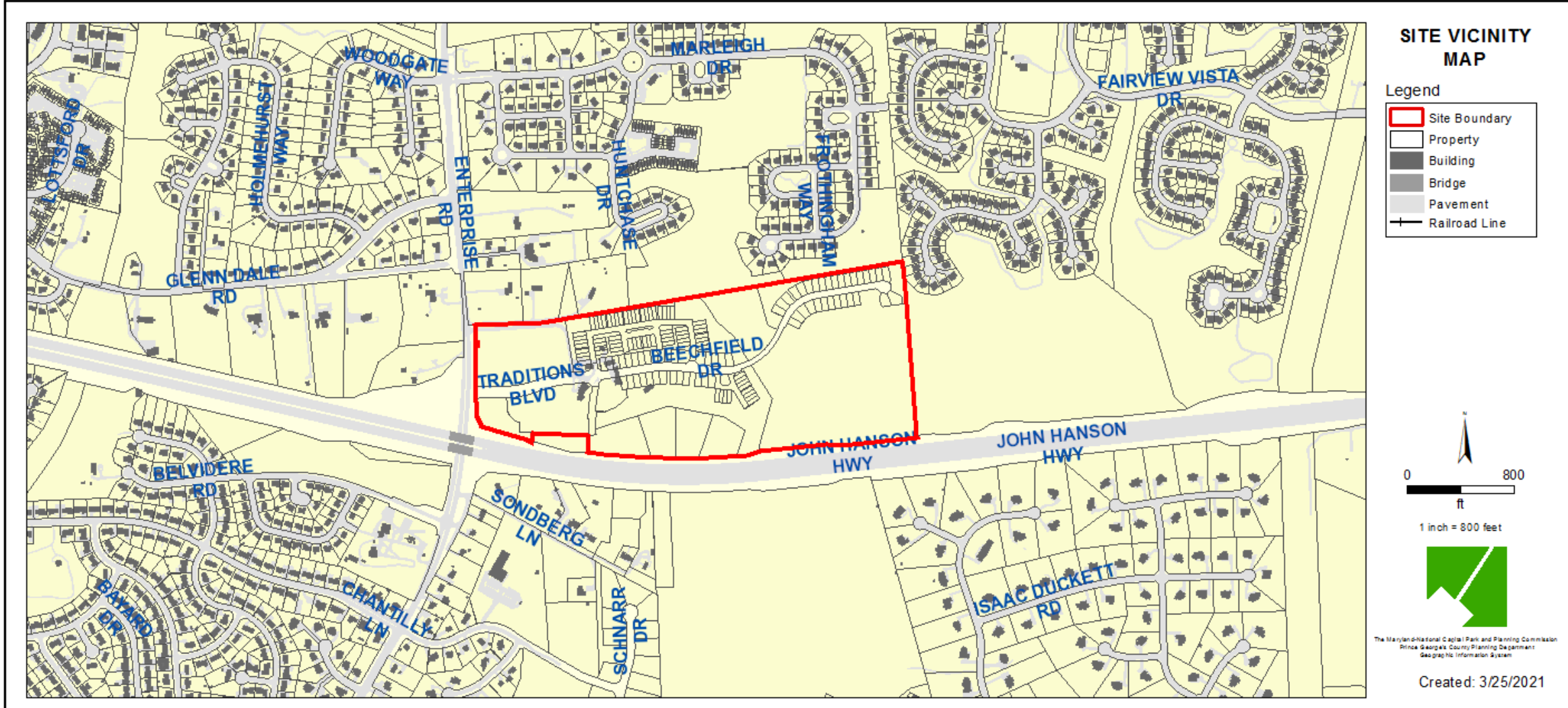
THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



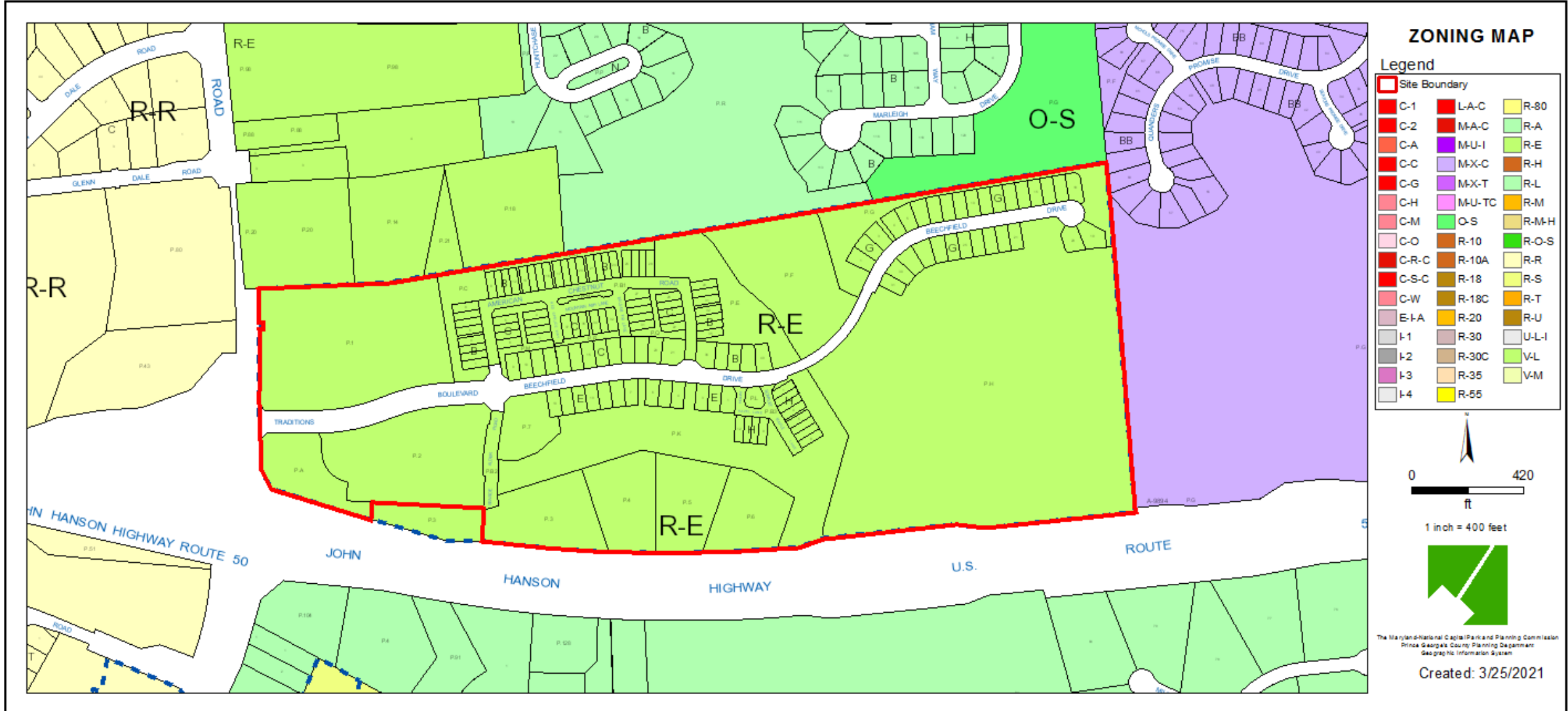
GENERAL LOCATION MAP



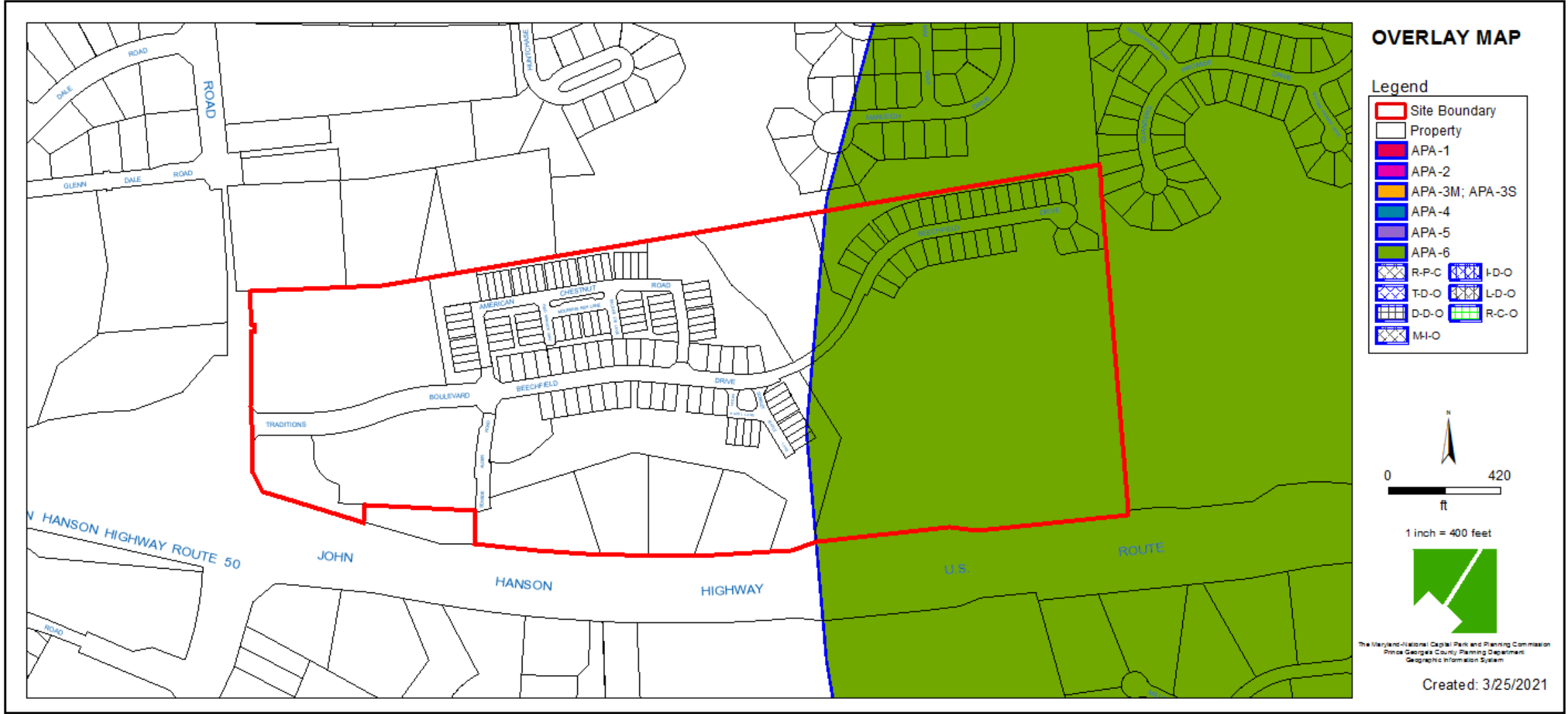
SITE VICINITY



ZONING MAP



OVERLAY MAP



AERIAL MAP

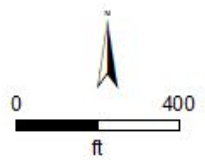


AERIAL MAP

Legend

- Site Boundary
- Property

IMAGERY FROM EARLY 2020



1 inch = 400 feet

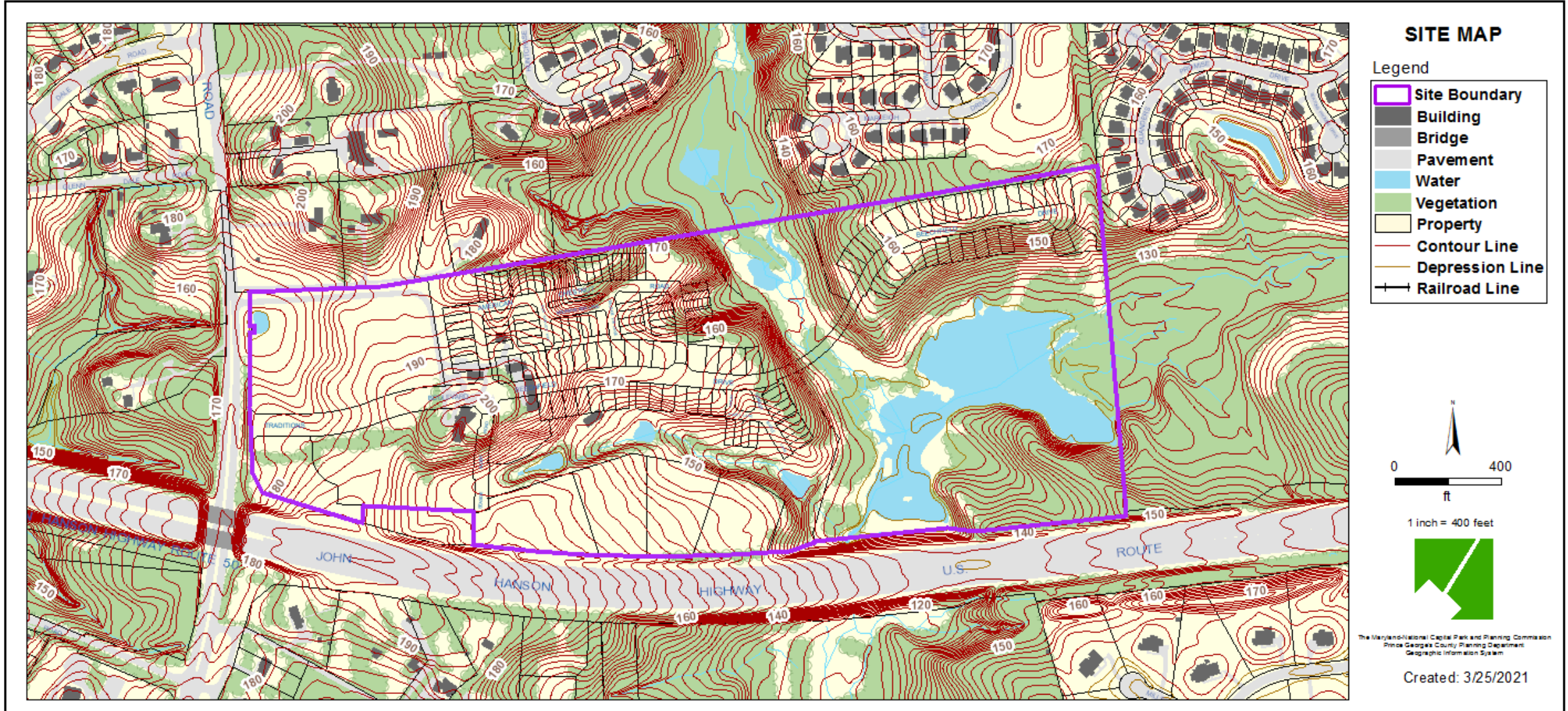


The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

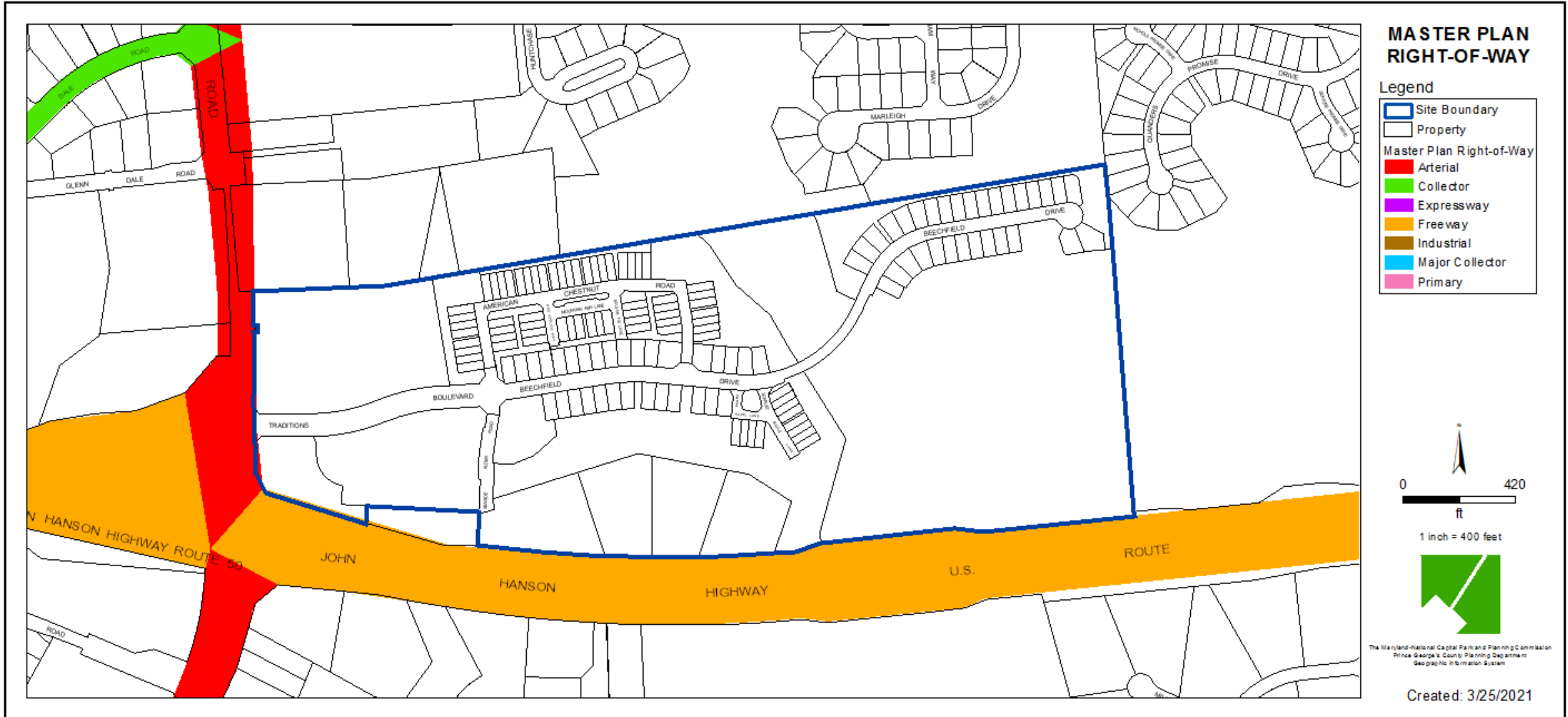
Created: 3/25/2021



SITE MAP



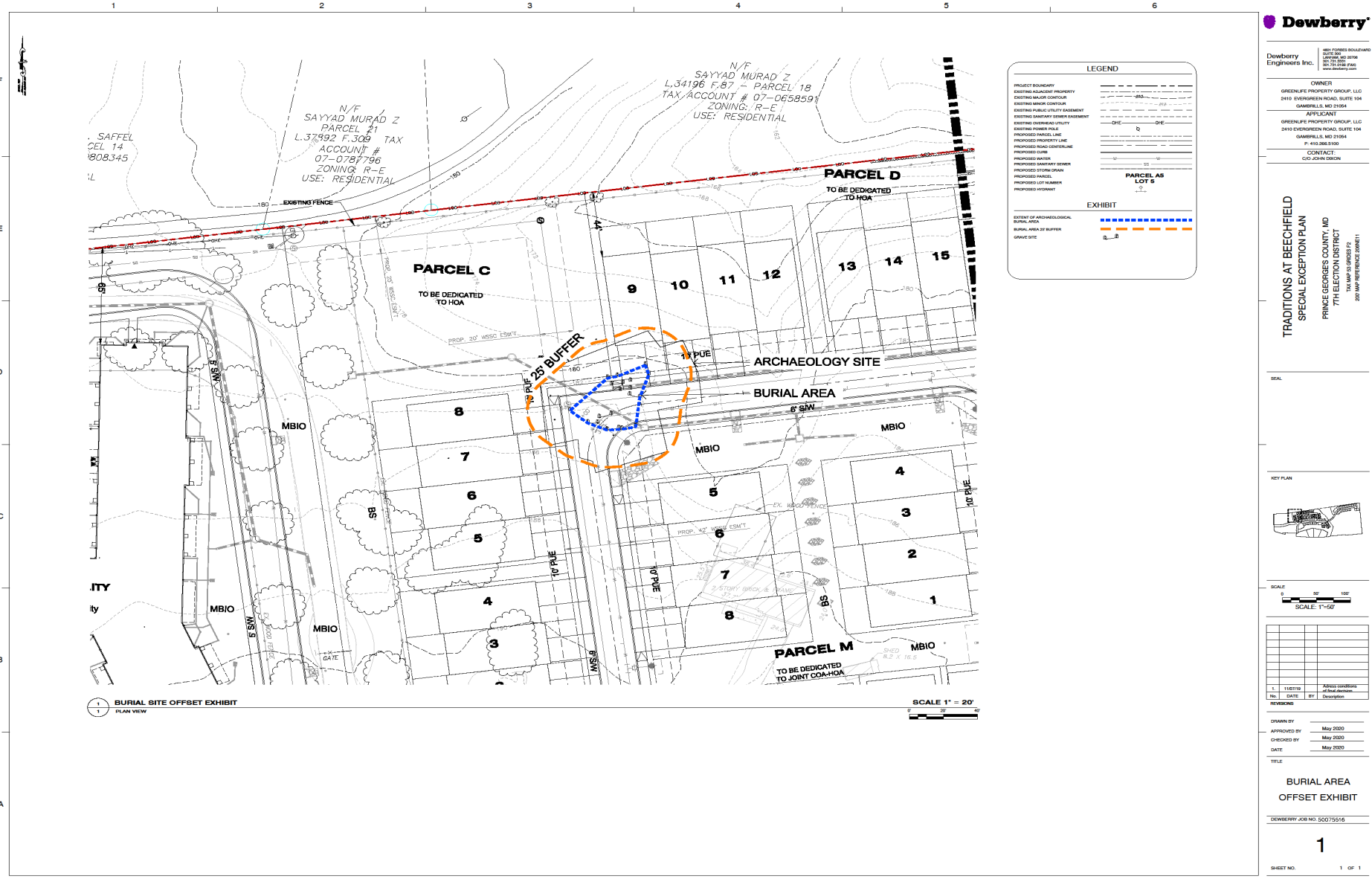
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



CEMETERY EXHIBIT



Dewberry Engineers Inc.
 480 FORBES BOULEVARD
 SUITE 200
 201 721 2000 FAX
 www.dewberry.com

OWNER
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GAMBRIELLS, MD 21054

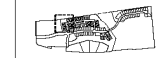
APPLICANT
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GAMBRIELLS, MD 21054
 P: 410.266.5100

CONTRACT
 C/O JOHN DIXON

TRADITIONS AT BEECHFIELD
SPECIAL EXCEPTION PLAN
 PRINCE GEORGES COUNTY, MD
 7TH ELECTION DISTRICT
 TAX MAP 20080202
 200 MAP REFERENCE DRAWING

SCALE

KEY PLAN



SCALE
 0 50' 100'
SCALE: 1"=50'

No.	DATE	BY	DESCRIPTION

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____

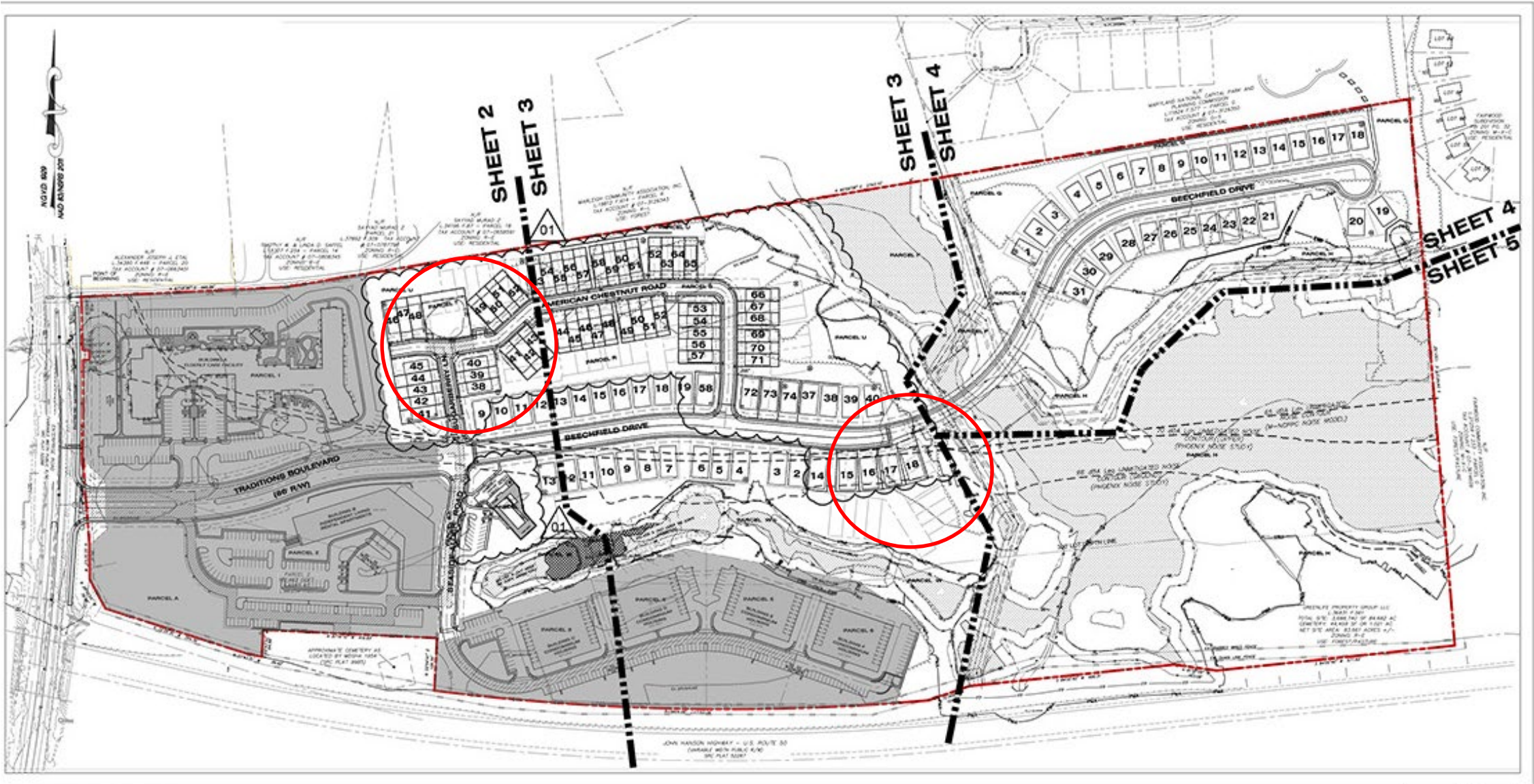
TITLE
BURIAL AREA OFFSET EXHIBIT

DEWBERRY JOB NO. 50075916

1
SHEET NO. 1 OF 1



OVERALL SITE PLAN



SITE PLAN



Dewberry
 Dewberry Engineers Inc.
 400 F STREET, SUITE 200
 GAITHERSBURG, MD 20878
 TEL: 301.251.2000
 WWW.DEBERRY.COM

OWNER:
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GAITHERSBURG, MD 20854

APPLICANT:
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GAITHERSBURG, MD 20854
 P: 410.308.9100

CONTACT:
 C/O JOHN DRON

TRADITIONS AT BEECHFIELD
 SPECIAL EXCEPTION PLAN
 PRINCE GEORGES COUNTY, MD
 7TH ELECTION DISTRICT
 200 RAMP PREFERENCE 000011

SEAL

 PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THIS DOCUMENT
 WAS PREPARED OR APPROVED BY ME AND
 THAT I AM A FULLY LICENSED PROFESSIONAL
 OF MARYLAND LICENSE NO. 3075 EXPIRATION
 DATE MAY 31, 2024

KEY PLAN

SCALE
 0 50 100'
 SCALE: 1"=50'

REVISIONS TRACKING CHART:
 REVISION 01 FOR BURIAL AREA LAYOUT REVISION AND LOT RECONFIGURATION.

NO.	DATE	BY	DESCRIPTION
01	05/15/2021	DR	BURIAL AREA LAYOUT REV
02	05/15/2021	DR	200 RAMP PREFERENCE

DESIGN BY: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: 05/20/2021

TITLE
 SPECIAL EXCEPTION PLAN
 ROSP-4785/01
 PLAN SHEET

DEWBERRY JOB NO. 500725154

3 01

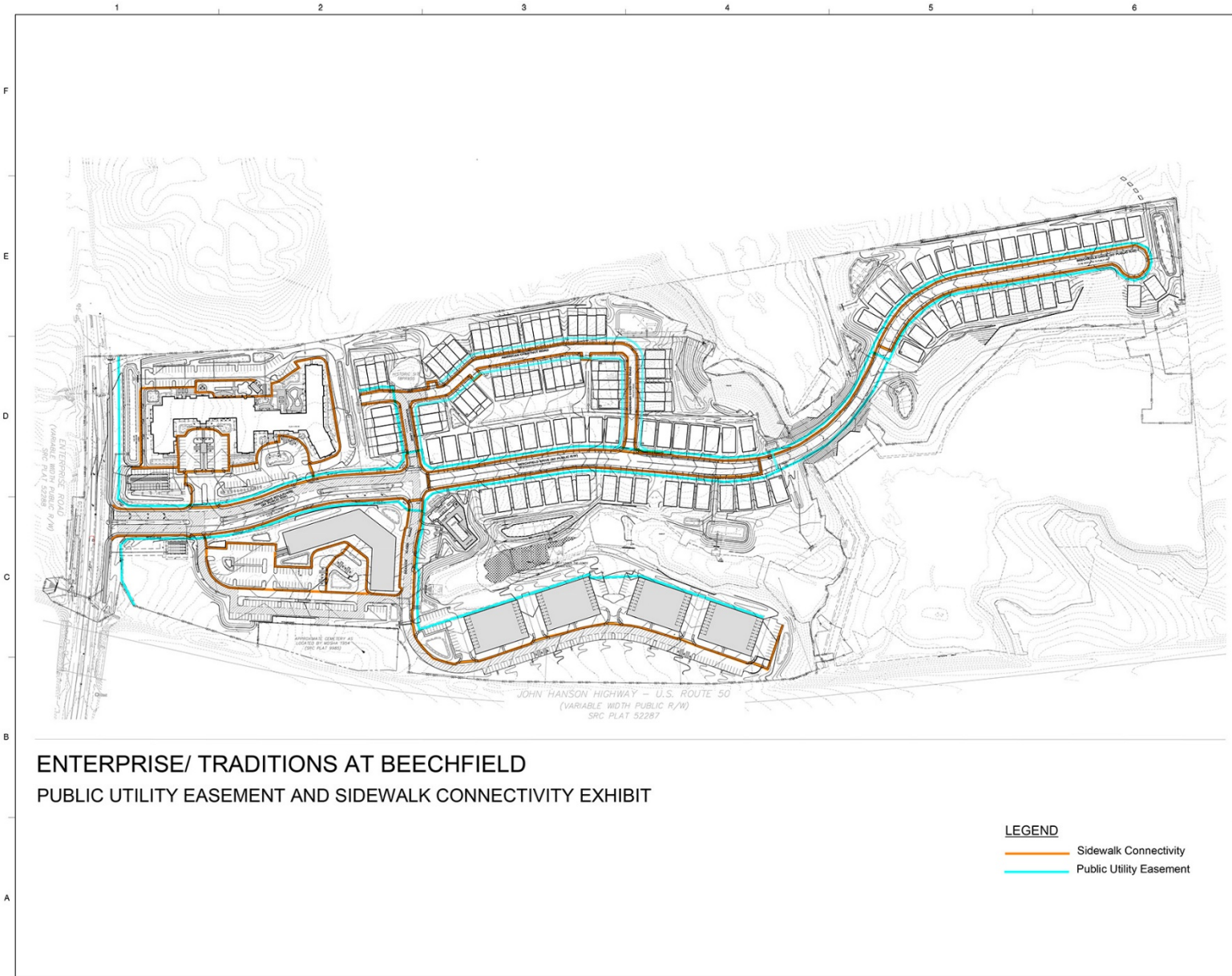
STORMWATER, GRADING, STORM DRAIN AND PAVING PLANS SUBJECT TO CHANGE/ APPROVAL BY PRINCE GEORGES COUNTY AND REFER TO APPROVED PERMIT PLANS FOR CONSTRUCTION.

NOTE:
 FOR LOCATION OF UTILITIES CALL 8-1-1 OR 1-800-287-7777 OR LOG ON TO www.pgc.org
 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY
 UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND DEPTH OF THE UTILITIES BEFORE ANY WORK AT ALL UTILITIES LOCATIONS MUST BE IN ADVANCE OF THE START OF EXCAVATION

W:\PROJECTS\CARDINAL\PROJECTS\Parcel 4785\REVISED 01 SITE PLAN.dwg, SHEET 3



PUE AND SIDEWALK CONNECTIVITY EXHIBIT



Dewberry
 Dewberry Engineers Inc.

OWNER
 GREENING PROPERTY GROUP
 2861 RIVA ROAD, SUITE 300
 ANNAPOLIS, MD 21401

APPLICANT
 ENTERPRISE S.A.I. INVESTORS, LLC
 54 BROAD STREET, SUITE 200
 CHARLESTON, SC 29401

CONTACT
 JOHN DODD ANDRIFT HOUSES

TRADITIONS AT BEECHFIELD
 SPECIAL EXCEPTION PLAN
 PRINCE GEORGES COUNTY, MD
 7TH ELECTION DISTRICT
 2861 RIVA ROAD, SUITE 300
 ANNAPOLIS, MD 21401

SCALE
 0 100 200
 SCALE: 1"=150'

No.	DATE	BY	Description

REVISIONS

DRAWN BY: NS
 APPROVED BY: SS
 CHECKED BY: RW
 DATE: APRIL 2021

TITLE
 PUE AND SIDEWALK
 CONNECTIVITY
 EXHIBIT

DEWBERRY JOB NO. 10075516

SHEET NO. 1 OF 2



ARCHITECTURE



FRONT (NORTHWEST) ELEVATION
Scale: 3/8" = 1'-0"

Materials List

Roof	Silver-blue Metal
Siding	Hardie Bothay Blue
Trim	White
Window Frame	White
Shutters	Black
Stone	Ledgestone - Black Rundle

Traditions Clubhouse
Drawing for illustrative purposes only
Copyright Romero Architects, LLC
www.romeroarchitects.com
19 February 2021

ARCHITECTURE (CONTINUED)



FRONT ELEVATION- TRADITIONAL @ SLAB ON GRADE | SCALE: 1/8"=1'-0" | 1



FRONT ELEVATION- TRADITIONAL @ SLAB ON GRADE | SCALE: 1/8"=1'-0" | 1



FRONT ELEVATION ALTERNATE- TRADITIONAL @ SLAB ON GRADE | SCALE: 1/8"=1'-0" | 2



FRONT ELEVATION- MODERN FARMHOUSE @ SLAB ON GRADE | SCALE: 1/8"=1'-0" | 2



FRONT ELEVATION- COTTAGE @ SLAB ON GRADE | SCALE: 1/8"=1'-0" | 3



FRONT ELEVATION- MODERN FARMHOUSE @ SOG | SCALE: 1/8"=1'-0" | 3

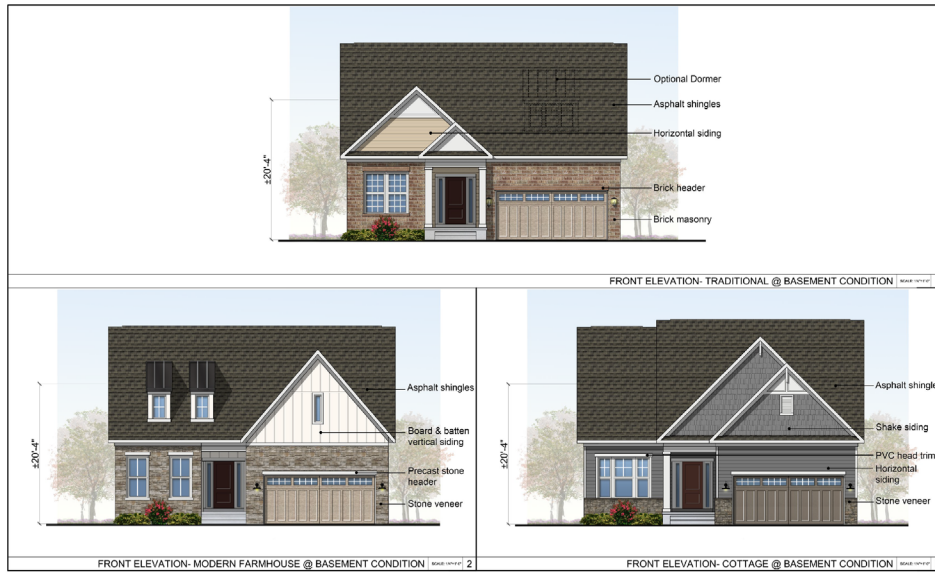


FRONT ELEVATION- COTTAGE @ SOG | SCALE: 1/8"=1'-0" | 4

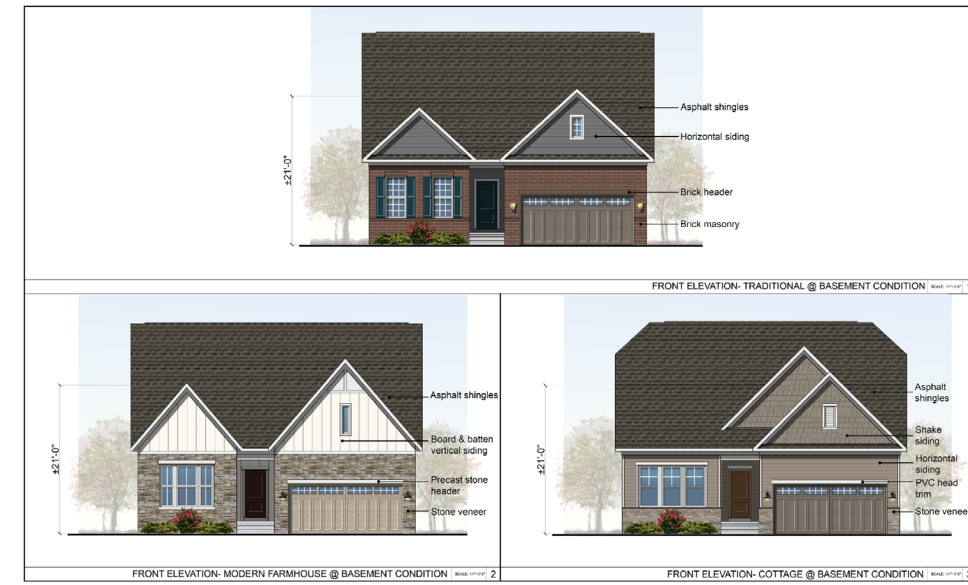


FRONT ELEVATION ALTERNATE- COTTAGE @ SOG | SCALE: 1/8"=1'-0" | 5

ARCHITECTURE (CONTINUED)



CAPTIVA PG.1



DORCHESTER PG.1


 Architecture & Planning
 800.526.5668
 ktg.com


 The Home of Smarter Building.

TRADITIONS AT BEECHFIELD
 1949-1960 4-1201020-01

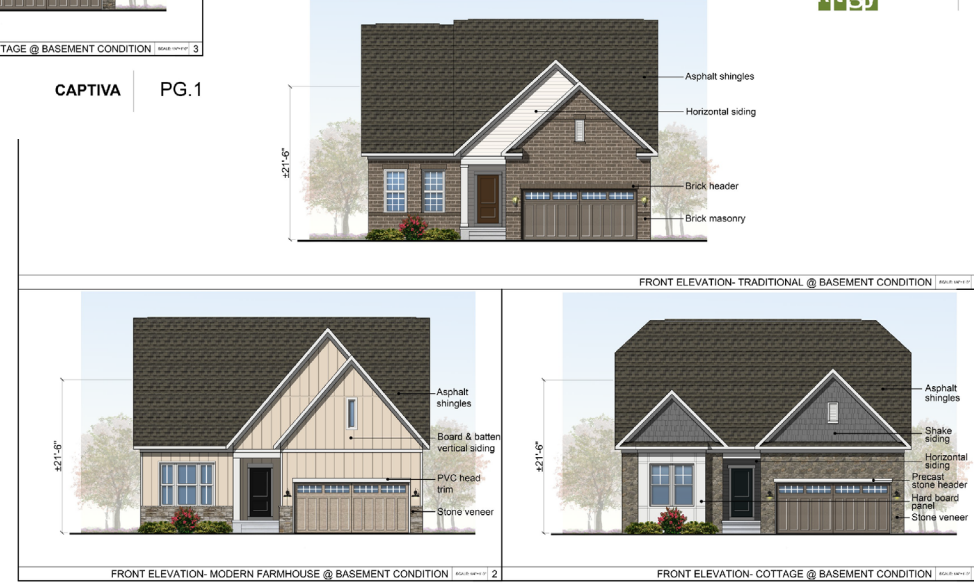
SCHEMATIC DESIGN
 08/04/21 21.001


 Architecture & Planning
 800.526.5668
 ktg.com


 The Home of Smarter Building.

TRADITIONS AT BEECHFIELD
 1949-1960 4-1201020-01

SCHEMATIC DESIGN
 08/04/21 21.001



DOVER PG.1


 Architecture & Planning
 800.526.5668
 ktg.com

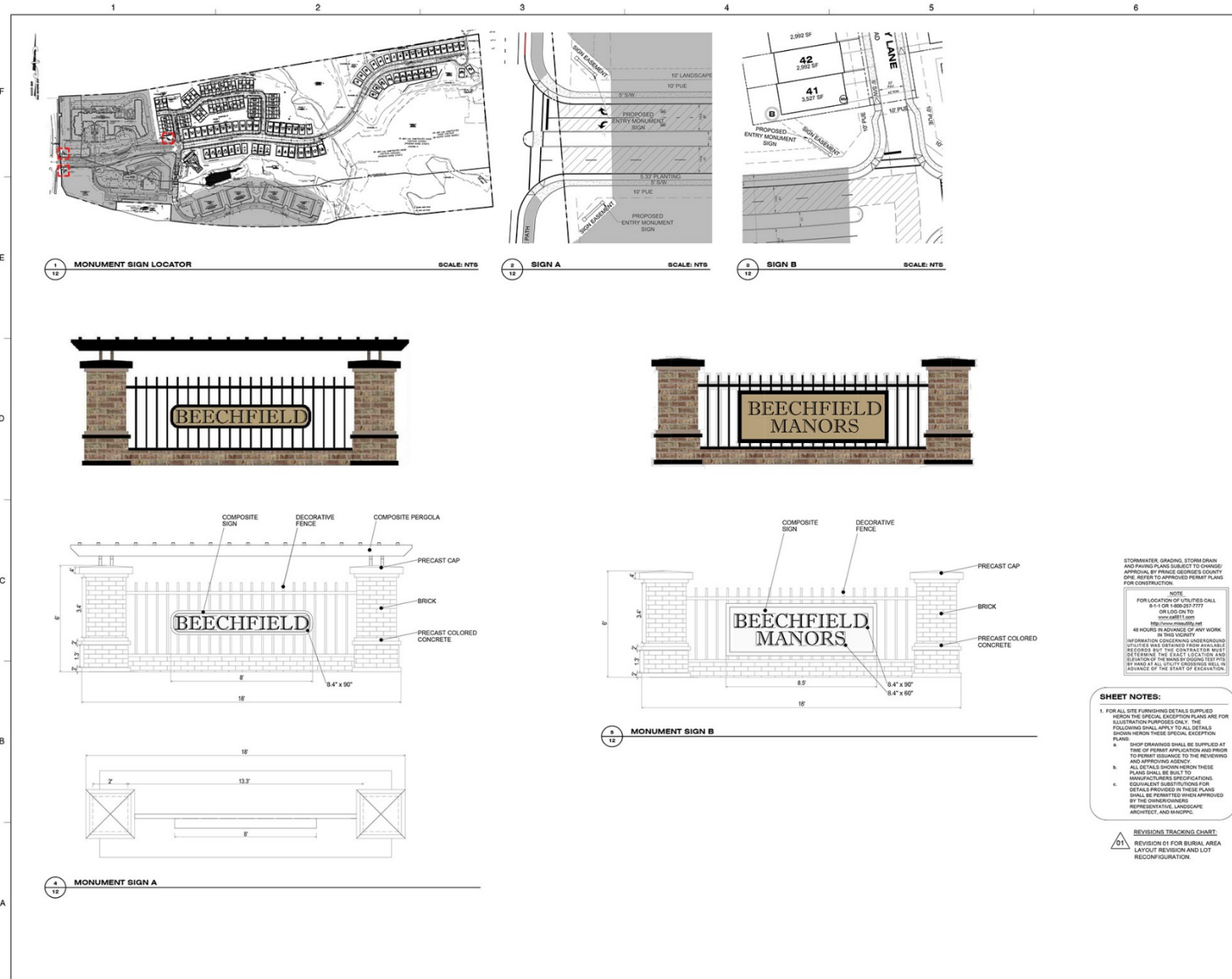

 The Home of Smarter Building.

TRADITIONS AT BEECHFIELD
 1949-1960 4-1201020-01

SCHEMATIC DESIGN
 08/04/21 21.001



SIGNAGE



Dewberry
 Engineers Inc.

WEST COAST BOULEVARD
 SUITE 200
 205 7th Street, Prince Georges
 Prince Georges, MD 20854
 www.dewberry.com

OWNER
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GANNONVILLE, MD 21054

APPLICANT
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GANNONVILLE, MD 21054
 P. 410.268.5100

CONTACT:
 G.D. JOHNSTON

**TRADITIONS AT BEECHFIELD
 SPECIAL EXCEPTION PLAN**
 PRINCE GEORGES COUNTY, MD
 7TH ELECTION DISTRICT
 TALK MAP AS ORDERED BY
 200 TALK REFERENCE 200671

STATE OF MARYLAND
 PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS
 WERE PREPARED BY ME OR UNDER MY CLOSE
 PERSONAL SUPERVISION AND THAT I AM AN
 ARCHITECT UNDER THE LAWS OF THE STATE
 OF MARYLAND LICENSE NO. 2076 EXP. 09/30/2021
 DATE: 06/18/2021

KEY PLAN

SCALE
 AS-SHOWN

NO.	DATE	BY	DESCRIPTION
01	06/18/2021	SC	ISSUE FOR PERMIT REVIEW
02	06/23/2021	SC	ISSUE FOR PERMIT REVIEW

DRAWN BY: _____
 APPROVED BY: RM
 CHECKED BY: DR
 DATE: 06/20/21

SPECIAL EXCEPTION PLAN
 ROSP-4785/01
 MONUMENT SIGN
 DETAILS

DEWBERRY_JOB_NO: 20075316

12

SHEET NO. 12 OF 14



STATEMENT OF JUSTIFICATION
ROSP SE-4785/01
February 24, 2021

1.0 INTRODUCTION

This Statement of Justification is submitted by Greenlife Property Group, LLC (the "Applicant") in support of a proposed Revision of Special Exception SE-4785, which was approved by the Prince George's County Council, sitting as the District Council, on July 16, 2018 through the adoption of Zoning Ordinance 11-2018. The Applicant is also the owner of the property which is the subject of the Special Exception (the "Subject Property")

Special Exception 4785 proposed to develop a parcel of land containing approximately 82 acres of R-E (Residential - Estate) zoned land for a Planned Retirement Community. The property is located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway). As certified, the special exception approved the construction of 133 dwelling units (71 single family attached "villas" and 62 single family detached homes), 108 condominium units, 150 multifamily dwelling units and a facility containing 192 units, which includes independent living, assisted living and memory care units. In accordance with Condition 2 of the District Council Order, the property is the subject of a Declaration of Covenants restricting the age of the residents. The property is also the subject of a preliminary plan of subdivision, referenced as 4-17018, was approved on March 8, 2018 pursuant to Planning Board Resolution PGCPB No. 18-07, which also approved the same number of units. The Applicant seeks to make several modifications to the approved special exception site plan pursuant to Section 27-325(b) and (n), as discussed in greater detail below.

2.0 SUMMARY OF ISSUES REQUIRING SITE PLAN REVISIONS

The Applicant has been diligently proceeding with the development of the Subject Property since the approval of the Special Exception and Preliminary Plan of Subdivision. Archeological investigations were completed and environmental impact permits were obtained from the Army Corps of Engineers and the Maryland Department of the Environment. The Subject Property has been platted and grading permits have now been issued. The first phase of the project is the construction of the elderly facility on Parcel 1 containing 192 units. This site is under development and no changes to this Parcel are proposed. Grading and infrastructure installation has also begun on the remainder of the Subject Property. The Applicant

has also selected a builder for the single family attached villas and single family detached homes.

Several modifications to the special exception site plan are now proposed. Some of these changes are the result of new information discovered during the archeological investigations while others are required due to engineering necessity. These changes in the lot layout result in a net loss of 15 dwelling units. The changes proposed fall under three categories, modifications to address archeology investigations, changes required by engineering necessity to grading and the approval of new architectural plans for the selected homebuilder, Lennar Homes. Each of these changes is briefly summarized below.

Archeological Investigations: During prior applications to develop the Subject Property, various archeological investigations had occurred. In August and September of 2008, Phase I investigations were conducted, which identified two archeological sites. In November and December of 2008, as well as January of 2009, Phase II archeological investigations were conducted. These investigations concluded that portions of one of the archeological sites, identified as 18PR955, are eligible for inclusion in the National Register of Historic Places and meets Planning Board Criterion B, for Phase III treatment. The area where Site 18PR955 is located is within a portion of the property proposed for the construction of a single-family attached and single-family detached residences. The Phase II report recommended Phase III mitigation within Site 18PR955.

In accordance with the recommendations of the prior archeological investigations, the Applicant submitted a Phase III mitigation plan to recover significant information from Site 18PR955 with the Special Exception application. Based upon a review of this information, and based upon the recommendations of Staff, the District Council adopted the following two Conditions:

15. Prior to any ground disturbance or the issuance of a grading permit, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit a plan for Phase III archeological investigations. The plan shall provide for the avoidance and preservation of the resources in place or shall provide for mitigating the adverse effect upon these resources. All investigations must be conducted by a qualified archaeologist, must follow The Standards and Guidelines for Archeological Investigations in Maryland, and must be presented in a report following the same guidelines.

16. Prior to any ground disturbance or the approval of any grading permits, the Applicant shall provide a final report detailing the Phase III investigations and ensure that all artifacts are curated in a proper manner.

In accordance with these conditions, the Applicant conducted the required Phase III investigations under the supervision of Archeology Planner Coordinator with the Historic Preservation Section of the Maryland-National Capital Park and Planning Commission. During the course of the Phase III work, a previously undocumented cemetery was discovered and recorded. The cemetery measures approximately 72.2-x-85.3 ft. In total, 25 features were identified and recorded within the cemetery boundary. Of the total features, 15 were identified as probable human burials. All of the burial features were recorded on a scaled site map and photographed. The locations were accurately recorded by professional surveyors from Dewberry. None of the features within the cemetery boundary were excavated. After consultation with the Historic Preservation Section, it was determined that the cemetery should be preserved in place. Since the area of the cemetery was approved for the construction of roadways and attached villas, revisions to the plan are necessary in order to ensure its preservation.

The revisions to preserve the gravesites required the shifting of American Chestnut Road and a reconfiguration of the villas proposed north of Beechfield Drive. This section of villas originally included 59 lots, with three secondary roadways (Red Spruce Way, Mountain Ash Lane and Balsam Fir Lane). The three secondary roadways were removed and the number of villa lots in this area was reduced from 59 to 51. The intersection of American Chestnut Road with Beechfield Drive also shifted slightly to the west, allowing one additional single family detached lots to front on Beechfield Drive. This shift also had the added benefit of pulling the lots on the east side of American Chestnut Road further from the PMA, eliminating the need for retaining walls in this area. Ultimately, the net loss on the north side of Beechfield Drive resulting from the preservation of the gravesites is 7 lots.

Engineering Necessity. The certified special exception site plan included a mix of single family detached (13 lots) and attached homes (12 lots) on the south side of Beechfield Drive west of the stream valley that extends from north to south through the Subject Property. The attached units were to be served by two secondary roadways, Witch Hazel Lane and Black Walnut Road. These lots abutted the PMA and were topographically significantly lower than Beechfield Drive. As the grading, utility installation and stormwater management

installation was evaluated in this location in order to avoid impacts to the PMA and wetlands, it was determined reducing the extent of construction into this area was preferable from an engineering standpoint. In addition, the Department of Permitting, Inspections and Enforcement has substantially revised its policies regarding the construction of retaining walls. As a result, the Applicant now proposes to eliminate these twelve attached units and to add four single family detached lots, resulting in a net loss of 8 units.

New Architecture. As noted above, the Applicant has selected Lennar Homes to construct the single family attached villas and single family detached homes. This special exception amendment includes architecture for these units as well as the clubhouse and the recreational amenities associated with the clubhouse. It should be noted that at the time the preliminary plan of subdivision was approved, Condition 16 required a limited DSP for the recreational amenities. Since the special exception site plan is the regulatory document governing this use, the recreational amenities are included in this revision and a limited DSP consistent will be filed once the recreational amenities have been reviewed and evaluated.

3.0 STATUTORY CRITERIA

Amendments to approved special exception applications are permitted pursuant to the provisions of Section 27-325 of the Zoning Ordinance. There has always been a provision in the Zoning Ordinance, now contained in Section 27-325(b), which sets forth general provisions pursuant to which the Planning Board can approve minor changes. The parameters set forth in this provision define what constitutes a minor revision. Revisions which do not fall within these parameters must be processed pursuant to the provisions for a new special exception. Over the course of years, certain uses were determined to be unique, such that the general provisions found in Section 27-325(b) were too limiting. Thus, additional provisions were added, now found in Sections 27-325(d)-(n), which allow a broader range of amendments to certain specific special exception applications. One of these specific provisions applies to Planned Retirement Communities.

This amendment is submitted as a Minor Change under Section 27-325(n) of the Zoning Ordinance. Section 27-325(n) of the Zoning Ordinance sets forth circumstances under which revisions to an approved special exception site plan for a planned retirement community can be approved by the Planning Board. The following changes to a special exception site plan are authorized pursuant to Section 27-325(n):

- (n) **Changes of Planned Retirement Community site plans.**
 - (1) **The Planning Board may approve the following modifications, following the procedures in (a) above:**
 - (A) **Changes required as the result of an approval of a Preliminary Plan of Subdivision;**
 - (B) **Changes required by engineering necessity to grading, utilities, stormwater management, or related plan elements;**
 - (C) **New or alternative architectural plans that are equal or superior to those originally approved, in terms of the quality of exterior building materials and architectural detail; or**
 - (D) **Changes to any other plan element determined to be consistent with the overall design, layout, quality, or intent of the approved special exception site plan.**

In response to preapplication comments, the Applicant was informed that this application is also subject to the provisions of Section 27-325(b). Section 27-325(b) provides as follows:

b) Minor changes, Planning Board.

- (1) **The Planning Board is authorized to approve the following minor changes:**
 - (A) **An increase of no more than fifteen percent (15%) in the gross floor area of a building;**
 - (B) **An increase of no more than fifteen percent (15%) in the land area covered by a structure other than a building;**
 - (C) **The redesign of parking or loading areas; or**
 - (D) **The redesign of a landscape plan.**
- (2) **The Planning Board is further authorized to approve the minor changes described in (d) and later subsections below.**
- (3) **In reviewing proposed minor changes, the Board shall follow the procedures in (a) above.**

The Applicant adamantly disagrees with the applicability of this section to the instant application and reserves the right to continue to advocate for and argue that it is incorrect. Since, in this instance, the proposed changes do satisfy the requirements of Section 27-325(b), an analysis of this section is included. However, there are certain specific issues which will

be noted below that must be addressed to protect the Applicant's ability to make future modifications to the special exception.

Section 27-325(a), referenced above, lists the types of revisions which can be approved by the Planning Board. This section states as follows:

(a) Minor changes, in general.

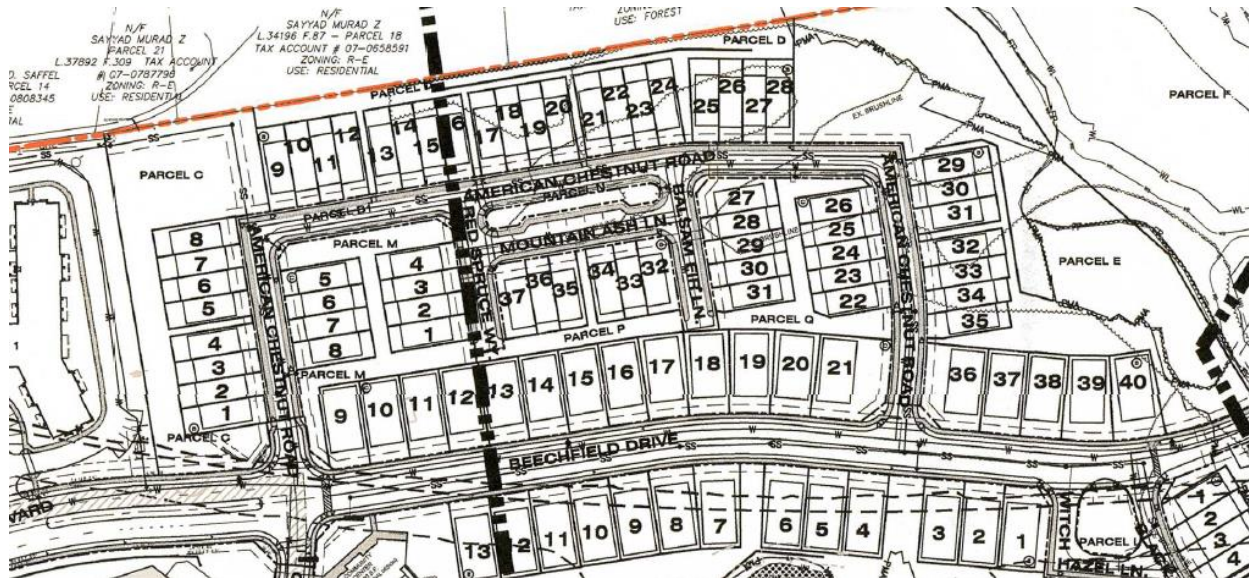
- (1) The Planning Board and Planning Director are authorized to approve minor changes to site plans for approved Special Exceptions, as provided in this Section. The Director may authorize staff to take any action the Director may take under this Section.
- (2) The Planning Board is authorized to grant the minor changes listed in this Section, and any variance requested in conjunction with the minor change. The minor change request shall be in the form of an application filed with the Planning Board. The contents of the application shall be determined by the Planning Board. Along with filing the application, the applicant shall submit a revised site plan, and shall pay the required fee. The Planning Board shall hold a hearing on the request in accordance with the Rules of Procedure established by the Planning Board. The Planning Board's decision shall be in the form of a resolution. A copy of the resolution shall be sent to all persons of record and the Clerk of the Council.
- (3) If the change is approved, the revised site plan shall be made a part of the record of the original application.
- (4) The revised site plan shall comply with all applicable requirements of this Subtitle, and with any conditions, relating to the use, imposed in the approval of the Special Exception or of any applicable Zoning Map Amendment, subdivision plat, or variance.

As discussed in greater detail below, the proposed changes to the special exception site plan conform with the requirements of Section 27-325(a), 27-325(b) and 27-325(n).

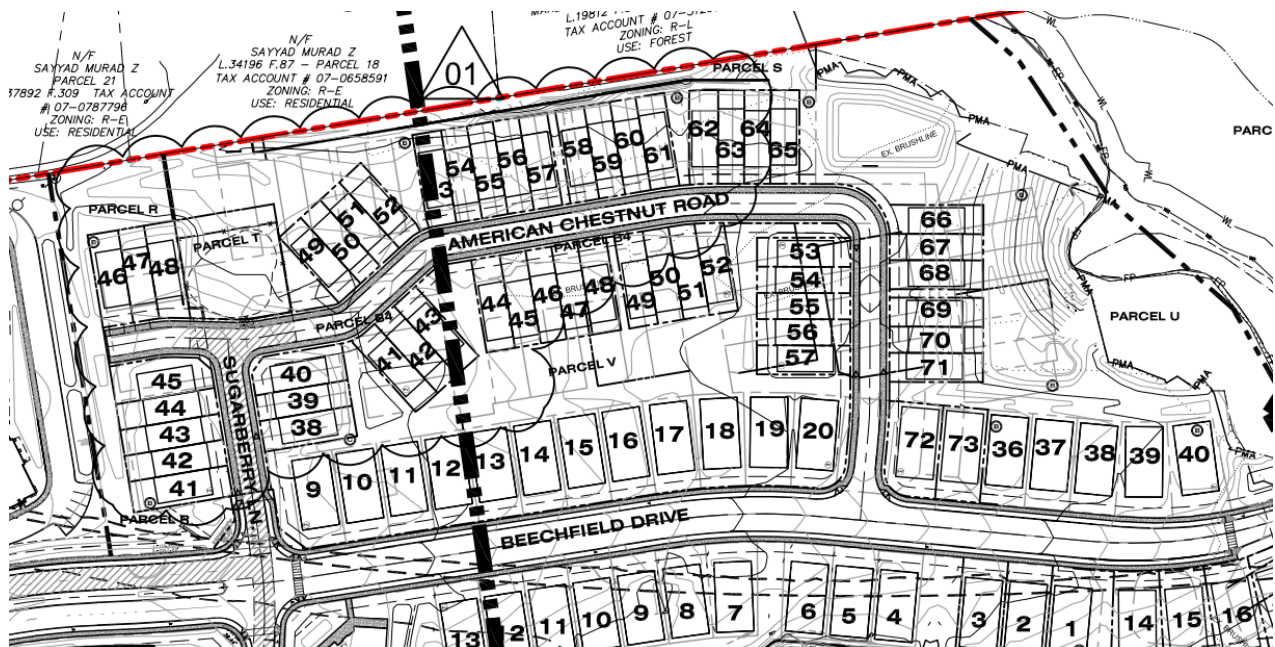
4.0 APPLICATION OF STATUTORY CRITERIA TO PROPOSED CHANGES

Archeological Investigations. As depicted below, the area of the cemetery was located in a portion of the site proposed predominantly as a private driveway leading to attached villas and parking and an area proposed to be used for stormwater management and landscaped as depicted on the landscape plan.

As can be seen, the roadway was shifted to avoid impacting the cemetery, and the lots and open space parcels were reconfigured. The cemetery will be placed in a separate parcel. This shifting of the road reduced the size of the land bay between American Chestnut Road and Beechfield Drive, resulting in the need to reconfigure this area. The certified special exception showed the following layout:



The revised layout proposed in this revision can be seen below:



The proposed revisions ensure that the area of the cemetery will be preserved. In addition, a twenty-five foot buffer has been provided as requested by the Historic Preservation Section, and

the area will be attractively fenced. The fencing and landscaping are shown on the revised landscape plan. The cemetery, which has no headstones or any markings which identify it as a cemetery, will essentially serve as open space between the units, but will be protected by the fencing proposed. The reconfiguration of the private driveway accessing the units was necessary not only to provide access to the reoriented units, but also to provide access to the cemetery, if such is ever needed or desired.

As the record in this case reflects, there is another cemetery adjacent to the property along MD 50. One of the conditions required that an access easement be recorded to ensure that public access to the cemetery was preserved, since the driveways leading to it will be privately owned and maintained. The access to the previously undiscovered cemetery will also be over roadways which are owned and maintained by the homeowners association. Therefore, the Applicant intends to record a Declaration of Easement to ensure access to the cemetery, even though the archeological investigations were unable to identify the individuals buried in the cemetery.

The Applicant submits that the proposed revisions constitute changes to a plan element which is consistent with the overall design, layout, quality, or intent of the approved special exception site plan. As noted above, the Phase III Archeological investigation was required as a condition of the Special Exception and the revisions are consistent with the results of that investigation. The proposed revisions will decrease the total number of dwelling units in this portion of the development, but as discussed in greater detail below, the Applicant desires to reposition this units elsewhere in the community. The revisions associated with the preservation of the cemetery do not increase the gross floor area of any building and do not increase the land area covered by a structure other than a building (this issue will be addressed in greater detail below). Finally, the revisions do not do conflict with or require a revision to any condition of either the special exception or the preliminary plan of subdivision. While a revised final plat of subdivision will need to be recorded, it is noted that the preliminary plan is still valid and the Applicant submits that the proposed revisions are substantially in conformance with the approved preliminary plan, which also noted that the need to conduct Phase III archeological investigations.

Engineering Necessity. As stated above, the proposed attached villas on the south side of Beechfield Drive encroached close to the PMA, which is characterized by old farm ponds and wetlands.

The proposed revision, depicted above, eliminates the twelve attached units and replaces them with four detached units. Although resulting from a refinement of the grading and infrastructure plans, this revision actually improves the relationship of the lots to the street, in that only single family detached homes now front on Beechfield Drive. In addition, stormwater management can be provided without impacting the PMA and no retaining walls are required. As with the revision to preserve the burial area, the change in lotting pattern proposed constitute a change to a plan element which is consistent with the overall design, layout, quality, or intent of the approved special exception site plan and is clearly is authorized as a minor revision. The revision reduces the total number of dwelling units in this particular portion of the community and does not conflict with or require a revision to any condition of either the special exception or the preliminary plan of subdivision. The revision will also need to be reflected on a revised final plat of subdivision.

The Applicant has analyzed the proposed revisions to address conformance with Section 27-325(b). This section places limitations on increasing gross floor area and on increasing impervious area unassociated with building coverage (i.e. land area covered by a structure other than a building). The modifications proposed reduce the total number of dwelling units by 15 (the number of attached villas is reduced by 20 and the number of single family detached homes is increased by 5). However, the Applicant does not want to reduce the overall density in the community per this revision. Based upon discussions with prospective condominium builders, the number of condominium units may be slightly adjusted upward. As a result, the revised site plan reflects the reduction in the number of attached villas (from 71 to 51), the increase in the number of single family detached homes (from 62 to 67), and an increase in the number of condominium units (from 108 to 123), in order to retain the same number of dwelling units in the community. At the time the revision to the special exception is filed for the condominium units, the final number of units will be determined. It should also be noted that, pursuant to a discussion with Associate General Counsel David Warner, an increase in the number of condominium units is not subject to the provision limiting the increase in gross floor area, which only applies to non-residential uses.

With regard to land area covered by a structure other than a building, the changes to the road network required to accommodate the cemetery and the removal of driveways associated with the reduction in the number of units reduces land area

covered by a building by 49,223 square feet, or 1.13 acres. Since the dwelling units lost as part of this revision have been shifted to the condominiums, there is a possibility that an increase in land area covered by a structure other than a building may be required. In addition, the Applicant is proposing modifications to the proposed multifamily building in a subsequent revision. Pursuant to a discussion with Associate General Counsel David Warner, the reduction of impervious area with this application does not prevent the impervious area from being recovered in a future revision, in addition to being able to increase the base land area covered by a structure other than a building by 15% as permitted in Section 27-325(b). Thus, the Applicant has provided a note on the site plan that the 1.13 acres of impervious area lost by this revision is reserved for future revisions, if necessary.

Architecture. Condition 22 of the special exception provides as follows:

Prior to the issuance of building permits for any buildings other than the proposed independent living/assisted living/memory care facility, the Applicant shall obtain approval of all proposed architectural elevations in accordance with Section 27-325(n).

The architectural elevations for the attached villas and the single family detached homes, as well as the community center, are included with this application. The builder of the villas and single family homes is Lennar. Lennar is a national home builder and Fortune 500 company which has been in business since 1954. The company is an experienced builder with several active adult communities in the United States. The homes in Beechfield are designed for the active adult over 55 market. The proposed villas include two models, the Jefferson and the Lafayette, which range in finished square footage from 2,172 square feet to 2195 square feet. The Jefferson provides a one car garage, while the Lafayette provides a two car garage. The attached villas are 28 feet wide. Each of the models provides multiple façade options to provide architectural variety. There are three front façade options for the Jefferson and five front façade options for the Lafayette. All of the models include both brick, stone and siding options. As certified, the special exception site plan assumed all of the attached dwelling units would have two car garages. With the introduction of a one car garage unit, the total number of parking spaces has been adjusted to account for this modification. As reflected on the site plan, sufficient parking continues to be provided.

The single family detached homes include three models, the Dorchester, the Captiva and the Dover. Each model offers three different façade options, providing the opportunity to have diversity of roof lines and finishes. The single family homes are 40 feet in width and have a finished square footage range of 2,182 square feet to 2,862 square feet. Some of the units will have walk out basements, providing options for additional square footage. All of the units exhibit traditional architecture, which is compatible with the approved architecture for the elderly care facility in the front of the community.

The proposed community center will be the centerpiece of the community and will also exhibit traditional architecture, with a silver standing seam metal roof, hardiplank siding and a stone water table. The community center will include a community room, a fitness room and lounge. In the lounge will be a kitchen/bar area. The community building will also include restrooms and changing rooms to support the pool. The clubhouse is designed with a large covered porch which will be a very popular area in the spring, summer and fall. To the rear of the community building will be a pool as well as a fire pit feature. The community center is located central to the community and will be easily accessible from the extensive sidewalk network winding through the community. This complex is estimated to cost approximately \$830,000.

6.0 CONCLUSION

The Applicant respectfully requests approval of the proposed amendment to Special Exception SE-4785 as set forth above.

Attorney for Applicant



Thomas H. Haller
GIBBS and HALLER
1300 Caraway Court, Suite 102
Largo, Maryland 20774
301-306-0033



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 16, 2018

**RE: SE-4785 Traditions at Beechfield - Enterprise Road
Greenlife Property Group, LLC./Beechfield, 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 a copy of Zoning Ordinance No. 11 - 2018 setting forth the action taken by the District Council in this case on July 9, 2018.

CERTIFICATE OF SERVICE

This is to certify that on July 16, 2018, this notice and attached Council order were mailed, postage prepaid, to all persons of record.

Redis C. Floyd
Clerk of the Council

Case No: SE-4785
Traditions at Beechfield-Enterprise Road

Applicant: Greenlife Property Group, LLC

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

ZONING ORDINANCE NO. 11 - 2018

AN ORDINANCE to approve Special Exception 4785, TCP2-014-2017, and the Landscape Plan.

WHEREAS, Application SE-4785 was filed to request permission to use approximately 82.68 acres of R-E (Residential – Estate) zoned land located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway) for a Planned Retirement Community. The subject property is known as Tax Parcel 3 on Tax Map 53 in Grids E2 and F2, and Tax Map 54 in Grid A-2, recorded in the Prince George's County Land Records in Liber 36831 at Folio 561. Applicant also requests non-zoning variances to the requirements in Sections 25-122(b)(1)(G) and 25-122(d)(5)(A) of the County Code. These variances are requested in order to remove specimen trees and allow additional forest habitat enhancement credits, respectively. Applicant also requests approval of TCP2-014-2017; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, a few individuals appeared in opposition to the Application; and

WHEREAS, the Planning Board (Exhibit 47) did not elect to schedule a hearing on the application and in lieu thereof adopted the Technical Staff Report's recommendations of approval with conditions (Exhibit 28); and

WHEREAS, the Zoning Hearing Examiner held an evidentiary hearing on the application on December 13, 2017; and

WHEREAS, at the close of the hearing the record was left open to allow the Applicant to submit several items. Staff was also allowed the opportunity to respond to Applicant's suggested conditions of approval. The last of the items were received on February 22, 2018 and the record was closed; and

WHEREAS, the Zoning Hearing Examiner recommended approval of SE-4785, TCP2-014-2017, and the Landscape Plan on February 27, 2018; and

WHEREAS, the District Council held a hearing to consider the Examiner's recommendations on July 2, 2018; and

WHEREAS, having considered the record and the recommendations of the Examiner, the District Council concurs with the Examiner that SE-4785, TCP2-014-2017, and the Landscape Plan should be approved subject to certain conditions.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Special Exception 4785, TCP2-014-2017, and the Landscape Plan are APPROVED, subject to the following conditions:

1. Prior to the issuance of permits the following revisions shall be made to the Special Exception Site Plan or the Type 2 Tree Conservation Plan, as applicable, and the revised site Plans shall be submitted to the Zoning Hearing Examiner for review, approval and inclusion in the record:
 - a. The Applicant shall revise the special exception site plan to include handicap-accessible parking calculations and the number of handicapped spaces provided.
 - b. The Applicant shall revise the special exception site plan to remove the parcel designation from the proposed public street and to label the area "To be dedicated to Public Use," with the acreage and square footage of the area of dedication and dimension of the street width provided.

- c. The Applicant shall revise the special exception site plan to reconfigure Parcels 3 and 6 to meet the 300-foot lot depth requirement, pursuant to Section 24-121(a)(4) of the Subdivision Regulations.
- d. The Applicant shall revise the special exception site plan to provide continuous 10-foot-wide public utility easements along both sides of all public streets and at least one side of all private streets, unless a variation to these standards is approved by the Prince George's County Planning Board at the time of approval of the preliminary plan of subdivision. A copy of the resolution approving any variation shall be submitted to the Office of the Zoning Hearing Examiner for inclusion in the record.
- e. The Applicant shall revise the special exception site plan to provide details for a proposed enclosure for the cemetery and provisions for adequate access and maintenance determined, in accordance with Section 24-135.02 of the Subdivision Regulations.
- f. The Applicant shall revise the special exception site plan to clarify the uses proposed, and correct the labeling of rooms versus dwelling units on the cover sheet of the special exception site plan.
- g. The Applicant shall provide a sidewalk/crosswalk connection linking the elderly care facility with the proposed sidewalk along Public Road A.
- h. The Applicant shall revise the Landscape Plan to demonstrate conformance to Sections 4.2, 4.3, 4.4, 4.6 and 4.7 of the 2010 *Prince George's County Landscape Manual* prior to plan certification.
- i. The Applicant shall revise the special exception site plan to provide appropriate screening for the loading and trash facilities from residential properties and from roadways, specifically, the loading area shown at the independent living apartments which has not been adequately screened from the public road.
- j. The Applicant shall revise the special exception site plan to provide standard sidewalks or paths along both sides of the public and internal private streets, except where the public spine road narrows to cross the environmentally-sensitive area to access the easternmost portion of the site, or if it is determined at the time of preliminary plan of subdivision that no sidewalk is required in a specific location.
- k. The Applicant shall revise the special exception site plan to add a note and calculation to the plan indicating that the average number of dwelling units per acre shall not exceed eight units per acre for the gross tract area.

1. The Applicant shall revise the special exception site plan to add additional plantings or screening to buffer single-family detached lots from the adjacent townhouse units and private alleys.
- m. The Applicant shall revise the special exception landscape plan to demonstrate conformance to the Prince George's County Tree Canopy Coverage Ordinance.
- n. The Applicant shall revise the Type 2 Tree Conservation Plan as follows:
 1. Provide the standard general information table and the site statistics table on the cover sheet.
 2. Show all existing site features on the plan and label the proposed disposition.
 3. Label the proposed lot line dimensions.
 4. Adjust the limit of disturbance to reflect access to, and the work proposed in, the areas of forest/habitat enhancement.
 5. Add the following standard details to the plan:
 - (A) planting distribution (Detail 12)
 - (B) tree maintenance calendar (Detail 13)
 - (C) container and ball and burlap detail (Detail 14)
 - (D) staking and guying (Detail 18)
 6. Revise Note 8 to identify US 50 (John Hanson Highway) as a freeway.
 7. Revise invasive species Note A to remove the language regarding 'prepared by' and 'dated.'
 8. Remove the wetlands hatching.

9. Show all existing and proposed utilities on the plan.
 10. Show the critical root zones of all specimen trees at the required 1.5 times the diameter at breast height.
 11. Have the plans signed and dated by the qualified professional who prepared them.
- o. The Applicant shall revise the landscape plan to show the overlapping areas being counted as woodland conservation credits.
 - p. Documents for the required woodland conservation easements shall be prepared and submitted by the Applicant to the Environmental Planning Section, for review by the County Office of Law and submission to the County Land Records for recordation. The following note shall be added to the standard TCP2 notes on the plan as follows:

“Woodlands preserved, planted, or regenerated in fulfillment of woodland conservation requirements on-site have been placed in a woodland and wildlife habitat conservation easement recorded in the Prince George’s County Land Records at Liber ____ Folio _____. Revisions to this TCP2 may require a revision to the recorded easement.”
 - q. The Applicant shall revise the TCP2 to include interpretive signage at a minimum of three locations along the edge of forest/habitat enhancement areas. The plan shall provide sign details and locations.
 - r. A revised Phase II noise report shall be submitted by the Applicant to fully evaluate the location, height, and materials required to mitigate all outdoor activity areas to the standard 66 dBA Leq or less. The mitigation shall not include the use of proposed buildings as noise reduction barriers.
 - s. All plans shall be revised by the Applicant to reflect the approved outdoor noise mitigation measures including location, height, and materials.
 - t. An approved stormwater concept shall be submitted by the Applicant. The limits of disturbance shall be consistent between the plans.
 - u. Prior to issuance of any building permits, the applicant shall provide an interpretive sign for the property that summarizes the results of the archeological investigations. The location and wording shall be subject to approval by the staff archeologist of the Historic Preservation Section, and shown on the revised Special Exception Site Plan.

- v. The Applicant shall revise the special exception to remove the 1-acre area of the Duckett Family Cemetery from the site plans.
 - w. The Applicant shall add a note indicating intent to conform to construction activity dust control requirements, as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - x. Pursuant to Section 27-395(a)(4)(B), a note detailing all of the recreational amenities provided to the residents of the Elderly Care Facility shall be added to the site plan.
 - y. The subject property shall be outlined in red on the revised Special Exception Site Plan, as required in Section 27-296 of the Zoning Ordinance.
 - z. The notation "NOT FOR CONSTRUCTION" shall be removed from the Special Exception Site Plan.
2. In accordance with Section 27-395(a)(5)(A) of the Zoning Ordinance, the Applicant shall file the covenants (presented in the record as Exhibit 18) in the land records of Prince George's County prior to record plat. The liber and folio of the covenants shall be reflected on the final plat prior to recordation.
 3. At the time of Preliminary Plan of Subdivision, private recreational facilities shall be found to be superior, or equivalent, to those that would have been provided under the provisions of mandatory dedication. The development and maintenance of private recreational facilities shall be ensured in accordance with Section 24-135(b) of the Subdivision Regulations and Section 27-395(a)(6)(A) of the Zoning Ordinance.
 4. A minimum dedication of 70 feet from centerline along MD 193 (Enterprise Road) shall be demonstrated by the Applicant at the time of preliminary plan of subdivision.
 5. The Applicant shall provide an asphalt shared-use path along the subject site's entire frontage of MD 193 (Enterprise Road), unless modified by the Maryland State Highway Administration.
 6. At the time of review of the preliminary plan of subdivision, the Applicant shall evaluate increasing the spacing between the rear yard of the single-family homes and the townhouse units, measuring 25 feet, between the two neighborhoods to increase privacy. Any resulting increase shall not require an amendment to the Special Exception Site Plan, but a copy of the Planning Board's resolution approving this revision shall be submitted to the Office of the Zoning Hearing Examiner for inclusion in this record.

7. Prior to issuance of the first grading permit, copies of the recorded woodland conservation easement documents with the approved liber and folio shall be provided to the Environmental Planning Section by the Applicant. The liber and folio of the recorded woodland conservation easement shall be added to the Type 2 tree conservation plan.
8. At the time of grading permit for the forest/habitat enhancement area shown on the Type 2 tree conservation plan, the bond amount for the forest/habitat enhancement area shall be determined, in accordance with the Environmental Technical Manual.
9. Prior to release of the bond for Forest Enhancement Areas 4 and 5 (located on the eastern side of the stream and as shown on the Type 2 tree conservation plan):
 - a. Specimen Trees 7, 57-60, 67 and 71-75 shall be evaluated for long-term survival as a result of construction. If determined to be hazardous, the trees shall be removed.
 - b. The wetland mitigation work required for the stream crossing shall be completed. Photos of the mitigation areas shall be provided to the Environmental Planning Section.
10. At the time of final plat, a conservation easement shall be provided by the Applicant and described by bearings and distances. The conservation easement shall contain the delineated primary management area, including all temporary impacts for forest enhancement, stream, and wetland mitigation. Areas of approved permanent impacts shall be excluded from the easement. The Environmental Planning Section shall review the easement prior to approval of the final plat. The following note shall be placed on the plat:

“Conservation easements described on this plat are areas where the installation of structures and roads and the removal of vegetation are prohibited without prior written consent from the M-NCPPC Planning Director or designee. The removal of hazardous trees, limbs, branches, or trunks is allowed. Temporary disturbances are allowed for the installation of forest enhancement.”
11. Prior to issuance of any permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the Applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
12. Prior to approval of building permits for all residential buildings on-site, a building shell analysis shall be prepared by an acoustical engineer and provided by the Applicant to determine what specific modifications to building architecture and

materials will be necessary to maintain interior noise levels below the state standard of 45 dBA Ldn.

13. Prior to the approval of building permits for all residential buildings on-site, a copy of the proposed list of building materials shall be provided by the Applicant to an acoustical engineer for each of the models in the affected areas. The acoustical engineer shall then prepare a certification, which shall be included in the permit, based on the building materials and a building shell analysis stating the following:
 - a. The date and company who prepared the building shell analysis upon which the certification is based;
 - b. The noise source(s);
 - c. The builder, model, and materials proposed;
 - d. That building shells of structures have been designed to reduce interior noise levels to 45 dBA Ldn or less; and
 - e. That the building materials provided in the permit package meet the requirements specified in the building shell analysis.
14. The limits of disturbance shown on any erosion and sediment control plan shall not exceed the limits of disturbance shown on the approved Type 2 tree conservation plan.
15. Prior to any ground disturbance or the issuance of a grading permit, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit a plan for Phase III archeological investigations. The plan shall provide for the avoidance and preservation of the resources in place or shall provide for mitigating the adverse effect upon these resources. All investigations must be conducted by a qualified archaeologist, must follow *The Standards and Guidelines for Archeological Investigations in Maryland*, and must be presented in a report following the same guidelines.
16. Prior to any ground disturbance or the approval of any grading permits, the Applicant shall provide a final report detailing the Phase III investigations and ensure that all artifacts are curated in a proper manner.
17. Prior to approval of the preliminary plan of subdivision, the Applicant and the Applicant's heirs, successors, and/or assignees shall demonstrate that the Duckett Family Cemetery shall be preserved and protected in accordance with Section 24-135.02 of the Subdivision Regulations, including:

- a. Arrangements for perpetual maintenance. The homeowners association declaration of covenants shall include a provision requiring that the homeowners association perpetually maintain the cemetery located adjacent to MD 50. An exhibit shall be included in the declaration which delineates the location of the cemetery parcel.
18. Prior to acceptance of the preliminary plan of subdivision, the Applicant shall demonstrate that the boundaries of the cemetery have been delineated and that the corners have been staked in the field.
19. Prior to approval of any grading permits or ground disturbance, the Applicant shall protect the Duckett Family Cemetery with "super silt fence," which shall remain in place until the permanent cemetery fencing or walls are in place and the appropriate interpretive markers are installed, inspected, and approved by the Historic Preservation Section.
20. Prior to approval of the final plat, an access easement shall be established by the Applicant which extends from the Duckett Family Cemetery to MD 193 (Enterprise Road). The easement is intended to protect the visitation rights of relatives of the deceased.
21. Prior to the issuance of any building permits within the subject property, the following road improvements shall (a) have full financial assurances, (b) have been permitted for construction through the operating agency's access permit process, and (c) have an agreed-upon timetable for construction with the appropriate operating agency:
 - a. Complete a traffic signal warrant study for the intersection of MD 193 at Chantilly Lane and install a traffic signal if, after review by SHA, the signal warrants are met and the installation of the signal is approved by SHA. If a signal warrant study has already been completed at the intersection, SHA may waive the need for a new study.
22. Prior to the issuance of building permits for any buildings other than the proposed independent living/assisted living/memory care facility, the Applicant shall obtain approval of all proposed architectural elevations in accordance with Section 27-325(n).
23. Prior to the issuance of buildings permits for the independent living, assisted living and memory care building (outlined in blue on Exhibit 56), the elevations shall be revised as follows:
 - a. Revise the elevations (Exhibit 25 a-c) to show that a minimum of 60% of the building facade shall consist of brick, excluding balconies and gables. The percentage of brick, excluding balconies and gables, shall not be less than 60%. Provide a chart demonstrating the percentage of each facade

treatment to demonstrate compliance with this condition.

- b. Revise the elevations and site plan to reflect a larger porte cochere on Elevation A-South-AL Entry included in Exhibit 25 to provide additional protection from inclement weather.
- c. Revise the elevations to conform to the current Maryland Building Performance Standards applicable to Assisted living facilities, which may include minor changes to the building footprint.
- d. The western elevation facing Enterprise Road shall not be less than 64% brick.

The revised elevations shall be submitted to the Zoning Hearing Examiner for review, approval and inclusion in the record. The facility shall be constructed in accordance with the approved elevations.

[Note: the Special Exception Site Plan and Landscape Plan are Exhibits 45(a) – (h) and 46 (a) – (j).]

SECTION 2. This Ordinance shall take effect on the date of its enactment.

Enacted this 9th day of July, 2018, by the following vote:

In Favor: Council Members Davis, Franklin, Harrison, Lehman, Taveras, and Turner.

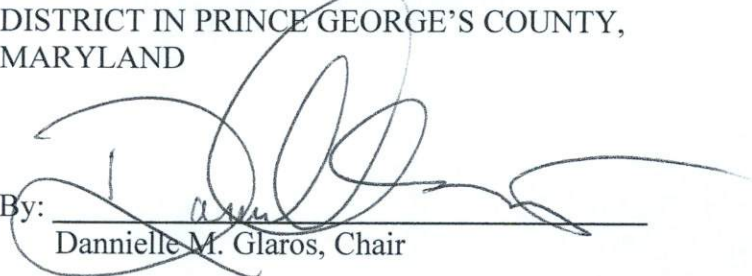
Opposed:

Abstained:

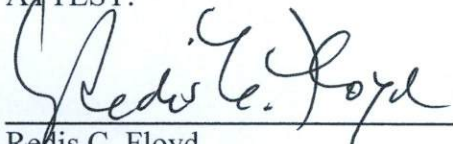
Absent: Council Member Glaros, Patterson, Toles.

Vote: 6-0.

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: 
Dannielle M. Glaros, Chair


ATTEST:


Redis C. Floyd
Clerk of the Council

June 9, 2021

MEMORANDUM

TO: Tom Seivers, Senior Planner, Zoning Review Section, Development Review Division

Via: David A. Green, MBA, Master Planner, Community Planning Division 

FROM: Andrew McCray, Senior, Neighborhood Revitalization Section, Community Planning Division AM

SUBJECT: **ROSP SE-4785/02 Traditions at Beechfield – Enterprise Road**

FINDINGS

The Community Planning Division finds that, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B*.

BACKGROUND

Application Type: Limited Minor Amendment to an approved Special Exception

Location: 4009/1405 Enterprise Road, Bowie, MD 20720

Size: 83.68 acres

Existing Uses: Vacant

Proposal: Layout revision and architecture of the 150 Rental Apartments on Parcel 2

GENERAL PLAN, MASTER PLAN, AND SMA

General Plan: This application is located within Plan 2035 *Prince George's Approved General Plan* (2014). Plan 2035 describes Established Communities as "... most appropriate for context-sensitive infill and low-to medium density development. (pg. 20)

Master Plan: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* recommends Residential, Low land use for the subject property. This area is intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development.

Planning Area: 71A

Community: Bowie & Vicinity

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

SMA/Zoning: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* retained the property in the R-E (Residential-Estate).

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES

None.

c: Long-range Agenda Notebook
Scott Rowe, AICP, CNU-A, Supervisor, Long-range Planning Section,
Community Planning Division

June 14, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Section
VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*
FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision Section *EDC*
SUBJECT: ROSP-4785-01; Traditions at Beechfield, Subdivision Referral Memo

The subject property is known as the Traditions at Beechfield subdivision, recorded in Plat Books ME 254 page 21, ME 254 pages 93-99, and ME 255 pages 1-5. The property is 83.66 acres in area, located in the R-E (Residential Estate) Zone and it is partially within an aviation policy area. The property is subject to the 2006 *Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B, 74A, and 74B*. Special Exception application SE-4785 was approved by the District Council on July 2, 2018, for the development of a planned retirement community on this site, with multifamily, townhouse, and single-family detached units as well as an elderly care facility. This Revision of Site Plan (ROSP) proposes to revise the site layout in order to accommodate a newly discovered cemetery, and to in order to replace a group of townhouses found to be unfeasible from an engineering standpoint with single-family detached dwellings. New architecture for the dwellings and the clubhouse has also been provided.

The proposed changes will reduce the total number of lots in the development from 133 to 118 and reduce the total number of parcels from 23 to 17. The total number of dwelling units is proposed to remain unchanged at 491, as the applicant proposes a corresponding increase in the number of multifamily condominium units in order to make up for the lost single-family units. A future ROSP will be required to evaluate the changes to the multifamily buildings needed to accommodate the new units.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-17018, which was approved by the Planning Board on February 15, 2018 (PGCPB Resolution No. 18-07(C)). The PPS approved 133 lots and 23 parcels for development of 491 dwelling units in the planned retirement community. In addition to the 491 dwelling units, the PPS also notes 60 assisted living rooms/units and 32 home care units in the elderly care facility. These 92 units are not included in the dwelling unit count. The revisions proposed as part of this ROSP do not increase the lot count, parcel count, or dwelling unit count. There is also no proposed revision to size of the elderly care facility. A new PPS is therefore not required at this time.

PPS 4-17018 was approved subject to 19 conditions. The conditions relevant to the subject application are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

3. At the time of final plat, the applicant and the applicant's heirs, successors, and/or assignees shall:

a. Grant a 10-foot-wide public utility easement along all public and private rights-of-way.

PUEs were previously recorded with the final plats approved for the property. The reconfigured roadways proposed with this ROSP all have the required PUEs alongside them. The PUEs will be re-recorded once new final plats are approved.

e. Submit a draft covenant or access easement document, which will ensure access extending from the Duckett Family Cemetery to Enterprise Road. The easement is intended to protect the visitation rights for relatives of the deceased. The covenant or easement document shall be recorded, and the liber/folio reflected on the final plat prior recordation.

Though this condition was originally intended to apply to the cemetery located off-site on abutting Part of Parcel 3 (located in between the site and US 50), the newly discovered cemetery on proposed Parcel T should also have easement access ensured. The location of a proposed easement serving the new cemetery is shown on the plans and is acceptable. However, given that Traditions Boulevard has been dedicated as a public street, the new easement need only extend as far as the limits of the public right-of-way (ROW). Subdivision staff recommend a condition be included with the ROSP similar to the one above in order to ensure access rights to the new cemetery from Traditions Boulevard. The condition will ensure that documentation associated with the new easement can be reviewed with the new plats to be submitted, and it will ensure that the recording reference of the document is shown on the plats.

4. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require approval of a new preliminary plan of subdivision prior to approval of any building permits.

The proposed changes to the site layout do not represent a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings. As previously stated, the number of dwelling units is not changing, while the number of lots and parcels is being reduced.

5. Development of this site shall be in conformance with the approved stormwater management concept plan and any subsequent revisions. The final plat shall note the approved stormwater management concept number.

The applicant submitted with the application a copy of approved SWM Concept Plan 21432-2016-1, as well as an approval letter dated April 1, 2020. The approval is valid through April 1, 2023. The site layout shown on the SWM Concept Plan is consistent with SE-4785, but not

with the revisions included as part of this ROSP. The Environmental Planning Section should determine if the changes to the site layout proposed with this ROSP will require a revised SWM Concept Plan.

6. **Full cut-off optic light fixtures shall be used on this site in order to minimize light intrusion.**

Details for light fixtures were previously approved with SE-4785. The submitted plans include revised photometric plans as part of the landscape plan set. The Environmental Planning Section should determine if conformance to this condition has been maintained.

8. **Total development within the subject property shall be limited to a mix of uses, which generates no more than 83 AM and 115 PM peak hour trips. Any development generating a traffic impact greater than that identified herein above, shall require a new preliminary plan of subdivision with a new determination of the adequacy of transportation facilities.**

As the number of dwelling units is not changing under this ROSP proposal, and there is similarly no change proposed to the elderly care facility, there should be no change to the trip generation of this site. This should be confirmed by the Transportation Planning Section.

12. **Prior to approval of permits for this subdivision, a Type 2 tree conservation plan shall be approved. The following note shall be placed on the final plat of subdivision:**

"This plat is subject to the recordation of a Woodland Conservation Easement pursuant to Section 25-122(d)(1)(B) with the Liber and folio reflected on the Type 2 Tree Conservation Plan, when approved."

A revised TCP2 was submitted with the application. The Environmental Planning Section should review the revised TCP2 for any needed revisions and should re-approve the plan.

14. **At the time of building permit for Parcel 2, which provides access to the Duckett Family Cemetery, the applicant and the applicant's heirs, successors, and/or assignees shall install the on-site commemorative/interpretive features and complete other agreed upon outreach and education measures.**

Though this condition applies to the cemetery located off-site on abutting Part of Parcel 3, the Historic Preservation Section should determine if any additional commemorative/interpretive features and/or other outreach and education measures are needed related to the newly discovered cemetery.

15. **The applicant shall submit a limited detailed site plan for private on-site recreational facilities (Section 24-134 of the Subdivision Regulations), to be approved by the Prince George's County Planning Board or its designee, prior to approval of all building permits, with the exception of Parcel 1, in accordance with *Park and Recreation Facilities Guidelines*, for the clubhouse and the pool located in Parcel 7.**

Though the required limited detailed site plan has yet to be submitted, the ROSP submission does include proposed architecture for the clubhouse. The Urban Design Section should determine if the proposed architecture is acceptable.

- 18. Prior to approval of the final plat, the applicant and the applicant's heirs, successors, and/or assignees shall demonstrate that a condo/homeowners association has been established. The draft covenants shall be submitted to the Subdivision and Zoning Section to ensure that the rights of The Maryland-National Capital Park and Planning Commission (M-NCPPC) are included. The liber/folio of the declaration of covenants shall be noted on the final plat prior to recordation.**

- 19. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the condo/homeowners association (COA/HOA) land as identified on the approved preliminary plan of subdivision and detailed site plan or special exception site plan. Land to be conveyed shall be subject to the following:**
 - a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision and Zoning Section of the Development Review Division (DRD), Upper Marlboro.**
 - b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.**
 - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.**
 - d. Any disturbance of land to be conveyed to a COA/HOA shall be in accordance with an approved site plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.**
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to an COA/HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD in accordance with the approved detailed site plan.**
 - f. The Prince George's County Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.**

Prior to approval of the existing plats of subdivision, the applicant demonstrated that a COA/HOA had been established for the property. The association covenants are recorded in Liber 43363 at folio 340-512, include the rights of M-NCPPC, and have been noted on the existing plats. The property subject to the covenants is described by Exhibit A, shown in Liber 43363 at folio 510. This exhibit makes specific reference to Plats 1 through 13 of Traditions at Beechfield, and so it will have to be updated to reflect the new plats of

subdivision anticipated by the applicant. Other amendments will also be needed to the existing covenants to account for the new site layout, such as the addition of maintenance provisions for the newly discovered cemetery. Any such amendments will have to be recorded in land records. In addition, the land area to be conveyed to the COA/HOA is different now with this ROSP than it was when the PPS and SE were approved. For these reasons, staff recommends that Conditions 18 and 19 of the PPS be carried forward in modified form and made conditions of approval of the ROSP. This will ensure the amended covenants can be reviewed prior to approval of new final plats; ensure the Liber/folio of the amended covenants is noted on the new plats; and ensure that land conveyed to the homeowners association by deed matches what is shown on the subject ROSP.

Special Exception application SE-4785 was approved subject to 23 conditions. The conditions relevant to the subject application and related to Subtitle 24/Subdivision are shown below in **bold** text. Staff analysis of the project's conformance to the conditions follows each one in plain text.

1. **Prior to the issuance of permits the following revisions shall be made to the Special Exception Site Plan or the Type 2 Tree Conservation Plan, as applicable, and the revised site Plans shall be submitted to the Zoning Hearing Examiner for review, approval and inclusion in the record:**
 - e. **The Applicant shall revise the special exception site plan to provide details for a proposed enclosure for the cemetery and provisions for adequate access and maintenance determined, in accordance with Section 24-135.02 of the Subdivision Regulations.**

Though this condition applies to the Duckett Family Cemetery located off-site on abutting Part of Parcel 3, an enclosure, adequate access, and adequate maintenance should also be provided for the newly discovered cemetery. The site plan show that the new cemetery will be fenced, and a reference to a detail for a white vinyl fence (1/6A) shown in the SE-4785 plan set is provided. This detail needs to also be provided in the ROSP-4785-01 plan set. The plans also show an easement for adequate access. The new cemetery will remain on-site within proposed Parcel T, which is to be conveyed to the condo owners/homeowners association (COA/HOA). At this time, it is not clear how maintenance of the cemetery will be handled by the COA/HOA. Appropriate provisions for maintenance of the cemetery should be provided as part of the covenants governing maintenance of the overall association property, and an associated condition is recommended for this ROSP. The maintenance to be provided must meet the requirements of Section 24.135.02 of the Subdivision Regulations.
 - r. **A revised Phase II noise report shall be submitted by the Applicant to fully evaluate the location, height, and materials required to mitigate all outdoor activity areas to the standard 66 d.BA Leq or less. The mitigation shall not include the use of proposed buildings as noise reduction barriers.**
 - s. **All plans shall be revised by the Applicant to reflect the approved outdoor noise mitigation measures including location, height, and materials.**

The submission included a document containing revised Phase I and Phase II noise analyses. The analyses determined that the proposed revisions will require fewer

noise mitigation measures than were originally approved with SE-4785. A noise fence will remain around the pool near the clubhouse. The noise fences near the only group of townhomes south of Beechfield Drive will be removed along with the townhouses themselves. The single-family detached dwellings replacing that group of townhomes do not require any noise mitigation measures. The revised analyses are acceptable, and no new conditions related to noise are recommended. The required noise fencing remaining near the pool is shown on the plans.

17. **Prior to approval of the preliminary plan of subdivision, the Applicant and the Applicant's heirs, successors, and/or assignees shall demonstrate that the Duckett Family Cemetery shall be preserved and protected in accordance with Section 24-135.02 of the Subdivision Regulations, including:**
 - a. **Arrangements for perpetual maintenance. The homeowners association declaration of covenants shall include a provision requiring that the homeowners association perpetually maintain the cemetery located adjacent to MD 50. An exhibit shall be included in the declaration which delineates the location of the cemetery parcel.**

Though this condition applies to the cemetery located off-site on abutting Part of Parcel 3, conformance to Section 24-135.02 of the Subdivision Regulations is also required for the newly discovered cemetery. As previously stated, a condition is recommended with this ROSP to ensure maintenance of the new cemetery by the COA/HOA, similar to the one above.

20. **Prior to approval of the final plat, an access easement shall be established by the Applicant which extends from the Duckett Family Cemetery to MD 193 (Enterprise Road). The easement is intended to protect the visitation rights of relatives of the deceased.**

This condition is substantially similar to Condition 3(e) of the PPS. The plan shows an access easement to both the original cemetery and the newly discovered one.

Additional Comments:

1. New final plats of subdivision will be required to change the lotting pattern of the site in accordance with the changes proposed with this ROSP. The applicant submitted an exhibit showing proposed boundaries of the new lots and parcels.

Recommended Conditions:

1. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit draft amended covenants for the condo/homeowners association to the Subdivision Section of the Development Review Division, in order to ensure that the rights of the Maryland-National Capital Park and Planning Commission (M-NCPPC) are included. The Liber/folio of the amended declaration of covenants shall be noted on the final plat prior to recordation.

2. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the condo/homeowners association (COA/HOA) land as identified on the approved Revision of Special Exception (ROSP) site plan. Land to be conveyed shall be subject to the following:
 - a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division (DRD), Upper Marlboro.
 - b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to a COA/HOA shall be in accordance with an approved site plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and stormdrain outfalls.
 - e. Stormdrain outfalls shall be designed to avoid adverse impacts on land to be conveyed to an COA/HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by DRD in accordance with the approved detailed site plan.
 - f. The Prince George's County Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
3. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit a draft covenant or access easement document, which will ensure access extending from the cemetery on Parcel T to Traditions Boulevard. The easement is intended to protect the visitation rights for relatives of the deceased. The covenant or easement document shall be recorded, and the liber/folio reflected on the final plat prior recordation.
4. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit draft amended covenants for the condo/homeowners association to the Subdivision Section of the Development Review Division. The declaration of covenants shall include a provision requiring that the association perpetually maintain the cemetery located on Parcel T, in accordance with Section 24-135.02 of the Subdivision Regulations. An exhibit shall be included in the declaration which delineates the location of the cemetery parcel.
5. At the time of final plat, the plats shall reflect revised locations for public utility easements (PUEs) consistent with the approved ROSP.
6. Prior to certification of the ROSP, a detail for the fence surrounding the cemetery on Parcel

T shall be added to the ROSP plan set.

Conclusion:

This referral is provided for the purposes of determining conformance with any underlying subdivision approvals for the subject property and Subtitle 24. The ROSP has been found to be in substantial conformance with the approved preliminary plan of subdivision. All bearings and distances must be clearly shown on the ROSP site plan, and must be consistent with the record plats, or permits will be placed on hold until the plans are corrected. There are no other subdivision issues at this time.

Countywide Planning Division
Historic Preservation Section

301-952-3680

June 10, 2021

MEMORANDUM

TO: Thomas Seivers, Subdivision Section, Development Review Division

VIA: Howard Berger, Historic Preservation Section, Countywide Planning Division **HSB**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JRS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**

SUBJECT: ROSP-4785-01 Traditions at Beechfield

The subject property comprises 83.66-acres and is located on the northeast corner of Enterprise Road at MD 50 (John Hanson Highway). The subject application proposes reducing the development by 15 lots and adding new architecture. The subject property is Zoned R-E.

A search of current and historic photographs, topographic and historic maps, and locations of currently known archeological sites indicated that the probability of archeological sites within the subject property was high. A Phase I archeology survey was completed on a 28-acre portion of the subject property in 2008. Two archeological sites were identified. Site 18PR1104 comprised of a mid-19th to late-20th century dwelling site and site 18PR1105 was identified as an early to mid-20th century trash scatter. Phase II investigations were recommended on both sites.

A Phase I archeological survey was conducted on the subject property in August and September 2008. Two archeological sites, 18PR955 and 18PR956, were identified. Site 18PR955 is a nineteenth- and twentieth-century farmstead and possible structure located in the north central part of the property, north of the then-existing buildings. Artifacts recovered from the site suggest that this was a house site occupied from the mid-nineteenth to the early twentieth century. Site 18PR956 is an eighteenth- to twentieth-century farmstead and possible structure. Recovered artifacts suggest an initial occupation of the subject property in the late eighteenth century that continued through the twentieth century. The then-extant house on site 18PR956 was built around 1956 and was probably in the same location as an earlier house that existed on the property.

Deed records indicate that Richard Jacob Duckett consolidated tracts of land from four separate land patents between 1754 and 1798 to form a 500-acre plantation. Richard Jacob Duckett is listed in the 1790 census and held 22 enslaved laborers at that time. He is again found in the 1800 census and held 12 enslaved laborers at that time. Richard Jacob Duckett died in 1803 and in his will devised his real estate to his son, Basil Duckett. The 1810 census lists Basil Duckett as holding 25 enslaved laborers. Basil Duckett is not found in the 1820 census and may have died by that time. The 1830 census for Maryland was destroyed. However, the 1828 tax lists indicate that the heirs of Basil

Duckett owned about 696 acres and Benjamin M. Duckett, a son of Basil Duckett, held 3 enslaved laborers. By 1840, Benjamin M. Duckett had acquired a portion of the interest of his siblings in his father's estate and then held 23 enslaved laborers. In 1850 Benjamin M. Duckett held 16 enslaved laborers. Benjamin Duckett died prior to 1860 and was buried on the subject property. His widow, Sophia J. Duckett, continued to reside on the property and died 1861. She is also likely buried in the family cemetery on the subject property.

Benjamin M. and Sophia J. Hall's daughters, Sophia M. Duckett, Martha A. Duckett and Harriet C. Duckett continued to reside on the property. Sophia Duckett married Alexander Hall in 1869. The Halls and the unmarried Duckett sisters continued to reside on the subject property. Harriet H. Duckett, a daughter of Basil and Sophia Duckett, and sister of Benjamin M. Duckett, died about July 1880. In her will, she stipulated that she wished to be buried next to her mother and that a stone should be erected over her grave and the graves of her mother and father. It is likely that all three are buried in the Duckett Family Cemetery, but if a stone was placed on the graves, it has since disappeared.

Alexander Hall died between 1880 and 1900 and may have been buried in the Duckett Family Cemetery. Margaret E. Duvall, a sister of Sophia D. Hall, died between 1880 and 1900. She may have been buried in the Duckett Family Cemetery. Sophia D. Hall died in 1903 and she is probably buried in the Duckett Family Cemetery. Sophia D. Hall devised the Duckett family property to her niece, Mary A. Duvall, daughter of her sister Margaret E. Duvall.

Mary A. Duvall resided on the property until she sold her 115-acre farm to Garland S. Arnold and Harold C. Arnold in 1911. The deed reserved a one-acre parcel where the family graveyard of the late Benjamin M. Duckett and his descendants was located. The family graveyard appears on a 1954 road plat for the construction of US 50.

Several conditions were approved with SE-4785 that have not been satisfied, as listed below:

1. Prior to the issuance of permits the following revisions shall be made to the Special Exception Site Plan or the Type 2 Tree Conservation Plan, as applicable, and the revised site Plans shall be submitted to the Zoning Hearing Examiner for review, approval and inclusion in the record:
 - a. Prior to issuance of any building permits, the applicant shall provide an interpretive sign for the property that summarizes the results of the archeological investigations. The location and wording shall be subject to approval by the staff archeologist of the Historic Preservation Section, and shown on the revised Special Exception Site Plan.

Comment: The interpretive sign has not yet been installed and will be installed prior the issuance of any building permits. The applicant should provide proof to Historic Preservation staff that the signs have been installed.

15. Prior to any ground disturbance or the issuance of a grading permit, the Applicant and the Applicant's heirs, successors, and/or assignees shall submit a plan for Phase III archeological investigations. The plan shall provide for the avoidance and preservation of the resources in place or shall provide for mitigating the adverse effect upon these resources. All investigations must be conducted by a qualified archaeologist, must

follow *The Standards and Guidelines for Archeological Investigations in Maryland*, and must be presented in a report following the same guidelines.

Comment: The Phase III archeological investigations were completed in 2019 and the final Phase III archeology report was accepted on May 20, 2020. Copies of the final report were sent to the Maryland Historical Trust. This condition has been satisfied.

16. Prior to any ground disturbance or the approval of any grading permits, the Applicant shall provide a final report detailing the Phase III investigations and ensure that all artifacts are curated in a proper manner.

Comment: The Phase III archeological investigations were completed in 2019 and the final Phase III archeology report was accepted on May 20, 2020. Copies of the final report were sent to the Maryland Historical Trust. The artifacts recovered from the Phase III investigations were donated by the applicant to the Maryland Archaeological Conservation Laboratory in Calvert County and proof of the disposition of the artifacts has been provided by the applicant's archeological consultant. However, the artifacts that were recovered from the Phase I and II investigations were never curated. The Phase I and II investigations were conducted by Greenhorne & O'Mara archeologists. Those artifacts were transferred to Stantec and are now in the archeology laboratory of that company's offices in Laurel, Maryland. The applicant should curate the Phase I and II artifacts at the Maryland Archaeological Conservation Laboratory in Calvert County, Maryland.

17. Prior to approval of the preliminary plan of subdivision, the Applicant and the Applicant's heirs, successors, and/or assignees shall demonstrate that the Duckett Family Cemetery shall be preserved and protected in accordance with Section 24-135.02 of the Subdivision Regulations, including:

- b. Arrangements for perpetual maintenance. The homeowners' association declaration of covenants shall include a provision requiring that the homeowners association perpetually maintain the cemetery located adjacent to MD 50. An exhibit shall be included in the declaration which delineates the location of the cemetery parcel.

Comment: At the time of preliminary plan of subdivision, the applicant demonstrated that the cemetery adjacent to Route 50 would be preserved in place. At that time, that cemetery was believed to have been the location of the Duckett Family Cemetery. However, when the Phase III archeological investigations were conducted in 2019, another cemetery was identified on the north side of the property. The newly discovered cemetery is believed to be the Duckett family cemetery and the cemetery next to Route 50 is believed to be the cemetery for enslaved people who lived on the property. When the homeowners' association declaration of covenants is compiled, a copy should be forwarded to Historic Preservation staff for review and approval of the portions of the document pertaining to protection of the two cemeteries on the property.

18. Prior to acceptance of the preliminary plan of subdivision, the Applicant shall demonstrate that the boundaries of the cemetery have been delineated and that the

corners have been staked in the field.

Comment: At the time the preliminary plan was accepted, it was believed that the cemetery next to Route 50 was the Duckett family cemetery. However, with the completion of the Phase III archeological investigations, it is believed that the cemetery next to Route 50 is the cemetery of enslaved people associated with the Duckett plantation and that a newly discovered cemetery near the northern boundary of the property is the Duckett family cemetery. The boundaries of both cemeteries have been delineated on subsequent plans and both are currently surrounded by protective fencing.

19. Prior to approval of any grading permits or ground disturbance, the Applicant shall protect the Duckett Family Cemetery with "super silt fence," which shall remain in place until the permanent cemetery fencing or walls are in place and the appropriate interpretive markers are installed, inspected, and approved by the Historic Preservation Section.

Comment: A grading permit for the property has been issued. Both cemeteries are currently surrounded by protective fencing.

Conclusions

All archeological investigations were completed on the subject property and no additional archeological investigations are recommended by Historic Preservation staff. Archeologists from Greenhorne & O'Mara performed the Phase I and II investigations on the subject property. The artifacts from those investigations were not curated with the Maryland Archaeological Conservation Laboratory (MAC Lab) in Calvert County, Maryland and are now housed in the Stantec archeology laboratory in Laurel, Maryland. The applicant should work with the Stantec archeologists to curate the Phase I and II artifacts from the archeological investigations on the subject property at the MAC Lab.

Recommendation

Historic Preservation staff recommend approval of ROSP 4785-01 Traditions at Beechfield with no new conditions. However, the applicant should contact the Stantec archeology laboratory in Laurel, Maryland regarding the disposition of the artifacts recovered in the Phase I and II investigations that were conducted on the subject property.

June 16, 2021

MEMORANDUM

TO: Thomas Sievers, Subdivision, Development Review Division
FROM: Noelle Smith, Transportation Planning Section, Countywide Planning Division *NS*
VIA: Bryan Barnett-Woods, Transportation Planning Section, Countywide Planning Division *BW*
SUBJECT: **Revision of Special Exception Site Plan (ROSP) Review for Multimodal Transportation**

The following revision of special exception site plan (ROSP) was reviewed for conformance with the appropriate sections of the 2009 *Approved Countywide Master Plan of Transportation* and 2006 *Approved Master Plan for Bowie and Vicinity* to provide the appropriate multimodal transportation recommendations.

Type of Master Plan Bikeway or Pedestrian Facility

Municipal R.O.W.	<input type="checkbox"/>	Public Use Trail Easement	<input type="checkbox"/>
PG Co. R.O.W.	<input type="checkbox"/>	Nature Trails	<input type="checkbox"/>
SHA R.O.W.	<input type="checkbox"/>	M-NCPPC - Parks	<input type="checkbox"/>
HOA	<input type="checkbox"/>	Bicycle Parking	<input checked="" type="checkbox"/>
Sidewalks	<input checked="" type="checkbox"/>	Trail Access	<input type="checkbox"/>
Additional Signage	<input type="checkbox"/>	Bicycle Signage	<input type="checkbox"/>

Development Case Background	
Lot Size	83.66 acres
Number of Units (residential)	51 attached, 67 detached, 358 multifamily units
Abutting Roadways	MD 193 (Enterprise Road)
Abutting or Nearby Master Plan Roadways	MD 193(Enterprise Road)
Abutting or Nearby Master Plan Trails	Bicycle lane along MD 193 (planned)
Proposed Use(s)	Residential
Zoning	R-E
Centers and/or Corridors	n/a
Prior Approvals on Subject Site	4-17018, SE-4785
Subject to 24-124.01:	n/a
Bicycle and Pedestrian Impact Statement Scope Meeting Date	n/a

Development Proposal

The subject application proposes revisions to layout due to archaeological, engineering and infrastructure modifications.

Existing Conditions

The property is approximately 83.66 acres and is currently in beginning development phases.

Prior Conditions of Approvals

The site is subject to the prior approvals 4-17018 and SE-4785. However, there are no transportation related conditions that are applicable to this application.

Vehicular Transportation Analysis

Review Comments

The site is currently zoned R-E and is located entirely within the transit district overlay zone as identified in the 2006 *Approved Master Plan for Bowie and Vicinity*. There is one vehicular access point for this development via MD 193. Within the development, the applicant proposes to shift the alignment of American Chestnut Road and Beechfield Drive to avoid disturbance of a burial site and to limit the PMA impacts. Three secondary roads were also removed as a result of the archaeological investigations which reconfigured lot quantities. Staff find that these changes are acceptable and do not impair the overall layout of the site.

Pedestrian and Bicycle Transportation Analysis

Review of Proposed On-Site Facilities

The submitted plans include the approved 10-foot hiker/biker trail (shared-use path) along MD 193, five and six-foot-wide sidewalk and associated crosswalks throughout the site. The site plan also includes three bicycle racks located at the proposed community center.

Review of Connectivity to Adjacent/Nearby Properties

The subject site is adjacent to additional residential areas with no current connections as the subject site is undergoing development. The proposed connections will enhance the overall pedestrian system withing the subject site and create a new connections to the adjacent neighborhoods.

Review Master Plan of Transportation (MPOT) Compliance

This development case is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT). One master plan facility impacts the subject site, a planned bicycle lane along MD 193. The MPOT provides policy guidance regarding multimodal transportation and the Complete Streets element of the MPOT recommends how to accommodate infrastructure for people walking and bicycling.

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.

Policy 4: Develop bicycle-friendly roadways in conformance with the latest standards and guidelines, including the 1999 AASHTO *Guide for the Development of Bicycle Facilities*.

Comment: The site was previously approved to include a 10-foot-wide asphalt path along the frontage of MD 193, and therefore fulfills the intent of the master planned facility. The submitted plans include

sidewalk along both sides of all internal roadways within the limits of the application. The plans also include designated space for bicycle parking, which can accommodate multimodal access to the proposed community center. Staff find that the proposed infrastructure fulfill the intent of the Complete Street Policies and enhance the overall connectivity to the adjacent communities while fulfilling the intent of the recommended facilities above and is in compliance with the master plan pursuant to Sec. 27-317(a)(2).

Review Area Master Plan Compliance

This development is also subject to 2006 *Approved Master Plan for Bowie and Vicinity* which includes the following recommendations for pedestrian and bicyclist facilities (pg. 52):

Policy 2: Incorporate appropriate pedestrian-oriented development (POD) features in all new development and improve pedestrian safety in existing development.

Comment: The submitted plans include sidewalk and crosswalks throughout the site for a continuous connection. Bicycle parking is also an important feature to encourage multimodal access within the site. Staff find that the proposed components fulfill the intent of the policy above.

Conclusion:

Based on the findings presented above, staff does not object to the proposed modifications and concludes that the site access and circulation of this plan is acceptable and meets the findings required by Subtitle 27 for a revision of site plan for transportation purposes and conforms to the 2006 *Approved Master Plan for Bowie and Vicinity*.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
 Environmental Planning Section

301-952-3650

June 14, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Review Section, DRD

VIA: Megan Reiser, Supervisor, Environmental Planning Section, CWPD *MKR*

FROM: Mary Rea, Senior Planner, Environmental Planning Section, CWPD *MAR*

SUBJECT: Traditions at Beechfield; RO SP-4785-01 and TCP2-014-2017-01

The Environmental Planning Section has reviewed the plans for RO SP-4785-01 and the Type 2 Tree Conservation Plan, TCP2-014-2017-01 received prior to the Subdivision and Development Review Committee (SDRC) meeting held May 28, 2021. Revised plans and additional information were received on June 7, 2021. The Environmental Planning Section has provided the conditions listed at the end of this memorandum for your consideration as part of any approval of RO SP-4785-01 and TCP2-014-2017-01.

BACKGROUND

The Environmental Planning Section previously reviewed the following applications and associated plans for the subject site:

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
SE-4529	TCPI-07-99	District Council	Approved	3/24/2008	ZO No. 8-2008
4-08043	TCPI-07-99-02	Planning Board	Approved	12/18/2008	08-193
NRI-041-08	N/A	Planning Director	Approved	8/29/2008	N/A
NRI-041-08-01	N/A	Planning Director	Approved	10/20/15	N/A
DSP-09008	N/A	Planning Board	Dormant	N/A	N/A
4-17018	TCP1-007-99-03	Planning Board	Approved	2/15/2018	18-07
SE-4785	TCP2-014-2017	District Council	Approved	7/9/2018	ZO No. 11-2018
RO SP-4785-01	TCP2-014-2017-01	Planning Board	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is for changing the layout of a planned retirement community in the R-E zone.

GRANDFATHERING

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 that came into effect on September 1, 2010 because the project is subject to Preliminary Plan of Subdivision, 4-17018.

SITE DESCRIPTION

The 83.68-acre property in the R-E zone is located in the northeast quadrant of Enterprise Road and the US Route 50 overpass. A review of available information, and as shown on the approved NRI, indicates that 100-year floodplain, wetlands, streams, and steep slopes are found to occur on the property. The site does not contain any Wetlands of Special State Concern. The site is located in the Northeast Branch watershed as identified by the County's Department of the Environment (DoE), and within the Western Branch watershed of the Patuxent River basin, as identified by the Maryland Department of Natural Resources (DNR). The Northeast Branch is identified in the *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* (February 2006) as a secondary corridor. The Western Branch is identified by DNR as a Stronghold watershed. The onsite stream is not a Tier II water nor is it within a Tier II catchment. The predominant soils found to occur according to the US Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) include the Adelphia-Holmdel, Collington-Wist, Collington-Wist-Urban land, Udorthents, and Widewater and Issue soils. According to available information, Marlboro and Christiana clays are not found to occur on this property. According to available information from the Maryland Department of Natural Resources Natural Heritage Program (DNR NHP), Rare, Threatened, and Endangered (RTE) species are not found to occur on-site. The site fronts on Enterprise Road (MD 193), the *Approved Countywide Master Plan of Transportation* (November 2009) designated Arterial roadway, and fronts on John Hanson Highway (US 50), a designated Freeway. Both roadways are regulated for noise with respect to residential uses. Enterprise Road is an historic roadway in the vicinity of this property. According to the *Countywide Green Infrastructure Plan of the Approved Prince George's Resource Conservation Plan* (May 2017), the site contains Regulated Areas and Evaluation Areas. The site is located within the Established Communities of the Growth Policy Map and Environmental Strategy Area 2 (formerly the Developing Tier) of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*.

PREVIOUSLY APPROVED CONDITIONS

Conformance with Preliminary Plan of Subdivision and TCP1 Approval

Preliminary Plan 4-17018 and TCP1-007-99-03 were approved by the Planning Board on February 15, 2018 subject to conditions of approval contained in PGCPB No. 18-07. Conditions of approval which were environmental in nature were addressed prior to certification or carried forward to be addressed at the appropriate state of development.

Conformance with SE-4785 Zoning Ordinance No. 11-2018

All conditions of the Zoning Ordinance were addressed prior to signature approval of the Special Exception Site Plan and the Type 2 Tree Conservation Plan (TCP2-014-2017), except for conditions to occur at the time of permitting.

MASTER PLAN CONFORMANCE AND CONFORMANCE WITH THE REQUIRED FINDINGS FOR A SPECIAL EXCEPTION

The site is located within the *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment*. It is mapped as Regulated and Evaluation areas within the *Countywide Green Infrastructure Plan*. The application is subject to the required findings for a special exception, including demonstration of preservation and/or restoration of the Regulated Environmental Features (REF) in a natural state to the fullest extent possible. The project is subject to the provisions of the 2010 Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) as well as the current 100-year floodplain ordinance, stormwater management (SWM) regulations, and erosion and sediment control requirements.

Bowie and Vicinity Approved Master Plan & Sectional Map Amendment

The *Bowie master plan* contains environmentally related policies and strategies that are applicable to the subject application. The proposal continues to be in conformance with the Approved Master Plan.

Conformance with the 2017 Green Infrastructure Plan

The site contains Regulated and Evaluation Areas of the adopted *Countywide Green Infrastructure Plan*. This area is comprised of a stream system with a very wide floodplain and an extensive wetland network. In lieu of impacts, the applicant is providing mitigation, preservation, forest enhancement and wetland mitigation. These areas will be fenced to ensure its successful progression. Most of the Primary Management Area (PMA) will be preserved and has been placed in a protective conservation easement. The proposal continues to be in conformance with the *Countywide Green Infrastructure Plan*.

ENVIRONMENTAL REVIEW

Natural Resource Inventory

A signed Natural Resource Inventory (NRI-041-08-01) was submitted with the application. The NRI originally expired on October 20, 2020 but was revalidated and will now expire on October 20, 2021. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the PMA. A Forest Stand Delineation (FSD) was updated with the -01 revision to the NRI and indicates the presence of three forest stands labeled as stands A, B, and C and 101 specimen trees identified on the site. An existing cemetery was recently discovered on the property that must be shown on the NRI as an existing condition.

Woodland Conservation

This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there are prior Tree Conservation Plan approvals, associated with the site. As currently required for Special Exception applications, a Type 2 Tree Conservation Plan was submitted (TCP2-014-2017-01) with the subject application.

The Woodland Conservation Threshold (WCT) for this 83.66-acre property is 25 percent of the net tract area or 15.27 acres. The total woodland conservation requirement based on the amount of clearing proposed is 19.89 acres. This requirement is proposed to be satisfied with 4.83 acres of on-site preservation, 0.98 acres of on-site reforestation, 1.64 acres of landscape credits, and 6.08 acres of forest/ habitat enhancement (typically credited at ¼:1), and the remainder of the requirement is proposed to be met with off-site woodland conservation credits. The applicant has shown the 6.08 acres of forest/ habitat enhancement at a 1:1 credit ratio. A variance for this was previously approved with SE-4785. No revisions of the Limits Of Disturbance (LOD) are proposed with this application, so no changes to the previously approved woodland conservation is required for this application; however, the plan has been appropriately revised to show the current layout.

Forest/ Habitat Enhancement

The areas proposed for enhancement credits exceed over 90 percent of invasive species in those areas. Typical eradication methods for selective treatment would be costly and likely not be successful. The applicant proposes to mechanically clear the areas, re-plant with native vegetation, and provide a five-year management plan which includes the standard reforestation management as well as invasive species management. Notes and specifications regarding invasive species management have been provided on the TCP2. Interpretive signage shall be placed on the edge of forest/ habitat enhancement areas to educate residents and visitors as to the nature of the restoration project. Details and locations of the signs shall be provided on the TCP2 prior to certification.

Section 25-122(d)(5)(B) states: "Security: To receive credit for habitat enhancement a five-year management plan must be prepared as part of the TCP2 following the guidelines provided in the Environmental Technical Manual. If the additional credit is sought, habitat enhancement shall be bonded at an amount determined according to the direction provided in the Environmental Technical Manual and the proposed management plan activities." The bond amount will be determined at time of permit in accordance with the Environmental Technical Manual (ETM).

A variance for the granting of forest/habitat enhancement credit at a 1:1 ratio was previously approved with SE-4785.

Specimen Trees

TCP2 applications are required to meet all of the requirements of Subtitle 25, Division 2 which includes the preservation of specimen trees, Section 25-122(b)(1)(G). Every effort should be made to preserve the trees in place, considering the different species' ability to withstand construction disturbance (refer to the Construction Tolerance Chart in the Environmental Technical Manual for guidance on each species' ability to tolerate root zone disturbances).

If after careful consideration has been given to the preservation of the specimen trees there remains a need to remove any of the specimen trees, a variance from Section 25-122(b)(1)(G) is required. Applicants can request a variance from the provisions of Division 2 of Subtitle 25 (the Woodland and Wildlife Habitat Conservation Ordinance or WCO) provided all of the required findings in Section 25-119(d) can be met. An application for a variance must be accompanied by a Letter of Justification (LoJ) stating the reasons for the request and how the request meets each of the required findings. A variance for the removal of specimen trees 1-6, 11-12, 50-56, 61-66, 68-70, 76-80, 83-98, and 101 was approved with SE-4785. A variance for removal of specimen tree 57 was approved with PPS 4-17018.

Regulated Environmental Features

This site contains Regulated Environmental Features (REF) that are required to be preserved and/or restored to the fullest extent possible under Section 27-317(a)(7) of the Zoning Ordinance. The on-site REF includes streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes. A total of 353,127 square feet (8.11 acres) of total impacts for the overall project were previously approved with SE-4785 and PPS 4-17018. Impacts were in order to install a road and utility crossing, water line loop connection, stormdrain outfalls, sewer connection, forest enhancement, removal of berms from existing farm ponds, staging areas, wetland mitigation, stream mitigation, landscaping, and minimal site grading.

Stormwater Management

An unapproved Stormwater Management (SWM) concept plan has been submitted which shows the use of numerous (approximately 46) micro bioretention areas and submerged gravel wetlands (approximately 6). The plan shows a proposed stream and floodplain road crossing with grading and box culverts. The Department of Inspections, Permits, and Enforcement (DPIE) has indicated that they have no objections to the construction of a culvert at the stream crossing.

Erosion and Sediment Control

The county requires the approval of an Erosion and Sediment Control Plan. The Tree Conservation Plan must reflect the ultimate limits of disturbance not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure including Erosion and Sediment Control measures. A copy of the Erosion and Sediment Control Technical Plan must be submitted so that the ultimate Limits Of Disturbance (LOD) for the project can be verified and shown on the revised TCP.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section provides the following for your consideration.

Recommended Findings:

1. Based on the submitted information and, if the applicant meets the recommended conditions contained within this memo, the environmentally related findings of a Special Exception will be met.
2. A variance from Section 25-119(d) was granted with SE-4785 for the granting of forest/habitat enhancement credit at a 1:1 ratio.
3. The required findings of Section 25-119(d) have been adequately addressed. A variance for the removal of specimen trees 1-6, 11-12, 50-56, 61-66, 68-70, 76-80, 83-98, and 101 was approved with SE-4785. A variance for removal of specimen tree 57 was approved with PPS 4-17018. No specimen trees are proposed for removal with this application.
4. Based on the level of design information available at the present time, the Regulated Environmental Features (REF) on the subject property have been preserved and/or restored to the fullest extent possible based on the Limits Of Disturbance (LOD) shown on the TCP2. The

impacts for the installation of road and utility crossing, water line loop connection, stormdrain outfalls, sewer connection, forest enhancement, removal of berms from existing farm ponds, staging areas, wetland mitigation, stream mitigation, landscaping, and minimal site grading were approved with SE-4785. No new impacts are proposed with this application.

Recommended Conditions:

1. Prior to certification of the TCP2, the NRI shall be revised to reflect the limits of the newly discovered cemetery.
2. Prior to certification of the TCP2, a note shall be placed below the Specimen Tree Table stating which trees have received an approved variance for removal.
3. At time of grading permit for the forest/ habitat enhancement area shown on the TCP2, the bond amount for the forest/ habitat enhancement area shall be determined in accordance with the Environmental Technical Manual (ETM).
4. Prior to the issuance of any permits which impact wetlands, wetland buffers, streams or Waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
5. Prior to signature approval of the TCP2, an approved stormwater concept shall be submitted. The Limits Of Disturbance (LOD) shall be consistent between the plans.
6. Prior to the issuance of the first permit, the Final Erosion and Sediment Control Plan shall be submitted. The limits of disturbance shall be consistent between the plans.

If you have any questions concerning these comments, please contact me at 301-952-3661 or by e-mail at mary.rea@ppd.mncppc.org.

June 16, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Subdivision and Zoning Section

VIA: Henry Zhang, Master Planner, Urban Design Section *HZ*

FROM: Rachel Guinn, Planner Coordinator, Urban Design Section *RG*

**SUBJECT: Revision of Special Exception Site Plan ROSP-4785-01
Traditions at Beechfield**

The Urban Design Section has reviewed the information provided on May 7, 2021 and revised on June 7, 2021 in support of the Revision to Special Exception Site Plan ROSP-4785-01, Traditions at Beechfield. The use as a planned retirement community was approved by Special Exception SE-4785. This revision is limited to a reduction of 15 lots for single-family attached units and the addition of new architectural models.

The 83.66-acre property is zoned Residential Estate (R-E) and located at the northeast corner of Enterprise Road at US 50 (John Hanson Highway). As certified, the special exception approved the construction of 133 dwelling units (71 single-family attached “villas” and 62 single-family detached homes), 108 condominium units, 150 multifamily dwelling units and a facility containing 192 units, which includes independent living, assisted living and memory care units. The property is also the subject of a preliminary plan of subdivision, PPS 4-17018, approved on March 8, 2018. Based on Urban Design Section’s review of this revision to Special Exception Site Plan, we offer the following:

1. The Urban Design Section provided a comprehensive review of this project at time of original Special Exception SE-4785 approval in 2018. This revision is the result of previously conditioned archeological investigation in accordance with Conditions 15 and 16 attached to the approval. Given the changes to the site layout are limited to the area surrounding Duckett Family Cemetery, and also including minor site grading changes and introduction of new architecture by new builder-Lennar Homes, prior findings of conformance with Zoning Ordinance, Landscape Manual and Tree Canopy Coverage Ordinance remain valid and are still governing this development.
2. The Urban Design staff has concerns over the aesthetic appearance of the development. The original approval identified highly visible end units, which include Lots 40, 41, 49 and 71 in Block B; Lots 9, 52, 57 and 58 in Block C; and Lots 13 and 18 in Block E. Some of the proposed new models also include highly visible side elevations that are articulated with a combination of brick and standard siding or cementitious panels and multiple windows that are acceptable. However, there are highly visible lots, especially in the close vicinity of the historic site, not properly identified. In addition, not all models, such as Lafayette 2164,

have highly visible elevations. Conditions have been included in this memorandum to require the applicant to identify additional highly visible lots and elevations to be articulated with a combination of masonry (for the first floor) and siding or cementitious panels and a minimum four architectural features in a balance composition.

Urban Design Section Recommendation

Based on the foregoing analysis, the Urban Design Section has no objections to the approval of the Revision to Special Exception Site Plan ROSP-4785-01, for Traditions at Beechfield. subject to the following conditions:

1. Prior to certificate approval of SE-4785-01, the applicant shall
 - a. Include the following additional highly visible lots:
 - Attached Units (in five buildings) around the Historic Site- Lots 38, 40, 41,45, 48 & 49.
 - b. Provide highly visible elevations for all models. The highly visible elevations shall be articulated with a combination of masonry (for the first floor) and siding or cementitious panels and a minimum four architectural features in a balance composition.

From: [Holley, Edward](#)
To: [Sievers, Thomas](#)
Cc: [Burke, Thomas](#)
Subject: ROSP-4785-01 (Traditions at Beechfield) PP&D 1st Referral
Date: Friday, May 14, 2021 12:48:51 PM
Attachments: [Outlook-cid_5a090a.png](#)
[Outlook-cid_676d8a.png](#)
[Outlook-cid_f65557.png](#)
[Outlook-cid_d34790.png](#)
[Outlook-cid_4efc01.png](#)
[Outlook-cid_0d91fd.png](#)
[Outlook-cid_bb3116.png](#)
[Outlook-cid_4750ea.png](#)

Good afternoon Tom,

The proposed revision for ROSP-4785-01 does not pose any impacts on the Parks Department recommendation, so we have no comments to provide for this application.

Have a great weekend.

Edward Holley

Principal Planning Technician
Park Planning & Development Division
The M-NCPPC - Prince George's County Department of Parks and Recreation
6600 Kenilworth Avenue, Suite 301
Riverdale, MD 20737
Edward.Holley@pgparks.com
DIRECT: 301-699-2518 MAIN: 301-699-2525 FAX: 301-277-9041

Stay connected:



Additional Back-up

For

ROSP-4785-01

Traditions At Beechfield

APPLICANT’S PROPOSED REVISIONS
ROSP 4785-01
TRADITIONS AT BEECHFIELD
PLANNING BOARD AGENDA JULY 15, 2021

FINDING H.

H. Design Requirements:

Signage—~~There is no change to signage associated with this application.~~ **The applicant proposes the addition of community identification signs to be located at the entrance of the project on MD 193 and a neighborhood sign on Traditions Boulevard where the single family attached villas and single family detached homes are located.**

FINDING J(7).

- 7. Urban Design--** In a memorandum dated June 16, 2021 (Guinn to Sievers), the Urban Design Section stated that the subject application is in conformance with the requirements of the Zoning Ordinance. It is also in conformance with the conditions of the previously approved special exception. Conformance with the requirements of the Landscape Manual were previously determined with prior approvals. The overall project remains in conformance with the requirements of the Landscape Manual.

The ~~original approval~~ **proposed site plan revision** identified highly visible end units, which include Lots 40, 41, 49, and ~~71~~ **72** in Block B; Lots 9, 52, 57, and 58 in Block C; and Lots 13 and 18 in Block E. Some of the proposed new models also include highly visible side elevations articulated with a combination of brick and standard siding or cementitious panels and multiple windows, that are acceptable. However, there are highly visible lots, especially in close proximity of the historic site, that are not properly identified. In addition, not all models, such as Lafayette 2164, have highly visible elevations. **Lot 71 of the proposed site plan is recommended to include highly visible units.** Conditions contained in this report require the applicant to identify the additional highly visible lots and elevations, to be articulated with a combination of masonry (for the first floor) and siding or cementitious panels and a minimum of four architectural features, in a balance composition.

CONCLUSION

Based on the preceding analysis and findings, staff recommends APPROVAL of Revision of Site Plan ROSP-4785-01, subject to the following conditions:

1. Prior to certificate approval of Revision of Site Plan ROSP-4785-01, the applicant shall:
 - a. Include the following additional highly visible lots:
 - (1) Attached units (in five buildings) around the historic site—Lots 38, 40, **and 41 in Block C and Lots 45, 48 and, 49 and 71 in Block B.**
 - ~~b. Provide highly visible elevations for all models, to be articulated with a combination of masonry (for the first floor) and siding or cementitious panels and a minimum of four architectural features, in a balance composition.~~ **Revise the site plan to include the Brick Tracking Exhibit provided by the Applicant.**
2. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit draft amended covenants for the condo/homeowners association to the Subdivision Section of the Development Review Division, in order to ensure that the rights of the The Maryland-National Capital Park and Planning Commission (M-NCPPC) are included. The liber/folio of the amended declaration of covenants shall be noted on the final plat prior to recordation.
3. Prior to approval of building permits, the applicant and the applicant's heirs, successors, and/or assignees shall convey to the condo/homeowners association (COA/HOA) land, as identified on the approved revision of site plan. Land to be conveyed shall be subject to the following:
 - a. A copy of the deed for the property to be conveyed shall be submitted to the Subdivision Section of the Development Review Division, Upper Marlboro.
 - b. All waste matter of any kind shall be removed from the property prior to conveyance, and all disturbed areas shall have a full stand of grass or other vegetation upon completion of any phase, section, or the entire project.
 - c. The conveyed land shall not suffer the disposition of construction materials, soil filling, other than the placement of fill material associated with permitted grading operation that are consistent with the permit and minimum soil class requirements, discarded plant materials, refuse, or similar waste matter.
 - d. Any disturbance of land to be conveyed to a COA/HOA shall be in accordance with an approved site plan. This shall include, but not be limited to, the location of sediment control measures, tree removal, temporary or permanent stormwater management facilities, utility placement, and storm drain outfalls.
 - e. Storm drain outfalls shall be designed to avoid adverse impacts on land to be conveyed to a COA/HOA. The location and design of drainage outfalls that adversely impact property to be conveyed shall be reviewed and approved by the Development Review Division, Environmental Review Section, in accordance with the approved detailed site plan.

- f. The Prince George's County Planning Board or its designee shall be satisfied that there are adequate provisions to assure retention and future maintenance of the property to be conveyed.
4. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit a draft covenant or access easement document, which will ensure access extending from the cemetery on Parcel T to Traditions Boulevard. The easement is intended to protect the visitation rights of relatives of the deceased. The covenant or easement document shall be recorded, and the liber/folio reflected on the final plat prior recordation.
5. Prior to approval of a final plat, the applicant and the applicant's heirs, successors, and/or assignees shall submit draft amended covenants for the condo/homeowners association to the Subdivision Section of the Development Review Division. The declaration of covenants shall include a provision requiring that the association perpetually maintain the cemetery located on Parcel T, in accordance with Section 24-135.02 of the Subdivision Regulations. An exhibit shall be included in the declaration which delineates the location of the cemetery parcel.
6. At the time of final plat, the plats shall reflect revised locations for public utility easements, consistent with the approved revision of site plan.
7. Prior to certification of the revision of site plan (ROSP), a detail for the fence surrounding the cemetery on Parcel T shall be added to the ROSP plan set.
8. Prior to certification of the Type 2 tree conservation plan, the natural resources inventory shall be revised to reflect the limits of the newly discovered cemetery.
9. Prior to certification of the Type 2 tree conservation plan, a note shall be placed below the Specimen Tree Table stating which trees have received an approved variance for removal.
- ~~10. At the time of grading permit for the forest/habitat enhancement area shown on the Type 2 tree conservation plan, the bond amount for the forest/habitat enhancement area shall be determined, in accordance with the Environmental Technical Manual.~~
Prior to certification of the revision of site plan (ROSP), obtain approval of Alternative Compliance AC-21017 or revise the plan to show conformance with the 2010 Landscape Manuel requirements.
11. Prior to issuance of any permits which impact wetlands, wetland buffers, streams or waters of the U.S., the applicant shall submit copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and associated mitigation plans.
12. Prior to signature approval of the Type 2 tree conservation plan, an approved stormwater concept shall be submitted. The limits of disturbance shall be consistent between the plans.
13. Prior to issuance of the first permit **relying on ROSP-4785-01**, the final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.



SINGLE FAMILY ATTACHED BRICK FACADE TRACKING CHART

LOT BLOCK	PERCENTAGE
107	100%
110	100%
115	100%
120	100%
125	100%
130	100%
135	100%
140	100%
145	100%
150	100%
155	100%
160	100%
165	100%
170	100%
175	100%
180	100%
185	100%
190	100%
195	100%
200	100%
205	100%
210	100%
215	100%
220	100%
225	100%
230	100%
235	100%
240	100%
245	100%
250	100%
255	100%
260	100%
265	100%
270	100%
275	100%
280	100%
285	100%
290	100%
295	100%
300	100%
305	100%
310	100%

SINGLE FAMILY DETACHED BRICK FACADE TRACKING CHART

LOT BLOCK	FULL BRICK (Y/N)
728	
738	
740	
720	
358	
388	
408	
62	
85	
110	
120	
130	
140	
150	
160	
170	
180	
190	
200	
210	
220	
230	
240	
250	
260	
270	
280	
290	
300	
310	

LEGEND

70% BRICK (AVERAGE) REQUIRED PERCENTAGE OF BRICK (AVERAGE ALL UNITS)

50% BRICK (AVERAGE) REQUIRED PERCENTAGE OF BRICK (AVERAGE ALL UNITS)

HIGH VISIBILITY LINE (BOTH BRICKS MEET REQUIREMENT)

BLOCK AREA

NOT FOR CONSTRUCTION



Dowberry Engineers Inc.
 4817 FORBES ROAD SUITE 200
 LANHAM MD 20706
 301-270-0500 FAX
 WWW.DOWBERRY.COM

OWNER
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GAMBELLS, MD 21064

APPLICANT
 GREENLIFE PROPERTY GROUP, LLC
 2410 EVERGREEN ROAD, SUITE 104
 GAMBELLS, MD 21064
 P. 410.266.6100

CONTACT:
 COO JOHN DIXON

TRADITIONS AT BEECHFIELD
 SPECIAL EXCEPTION PLAN
 PRINCE GEORGES COUNTY, MD
 7TH ELECTION DISTRICT
 TAX MAP 53, ORDERS P2
 2021 MAP REFERENCE 2006E11

SEAL

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER ACCORDING TO THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 8722, EXPIRES 03/31/2024, IN THE

KEY PLAN

SCALE

0 50' 100'

SCALE: 1"=50'

NO.	DATE	BY	DESCRIPTION
01	08/01/2020	DS	SCHEMATIC AREA LAYOUT PERIOD
02	08/03/2020	DS	FINAL APPROVAL FOR CONSTRUCTION

REVISIONS

DRAWN BY: _____

APPROVED BY: DS

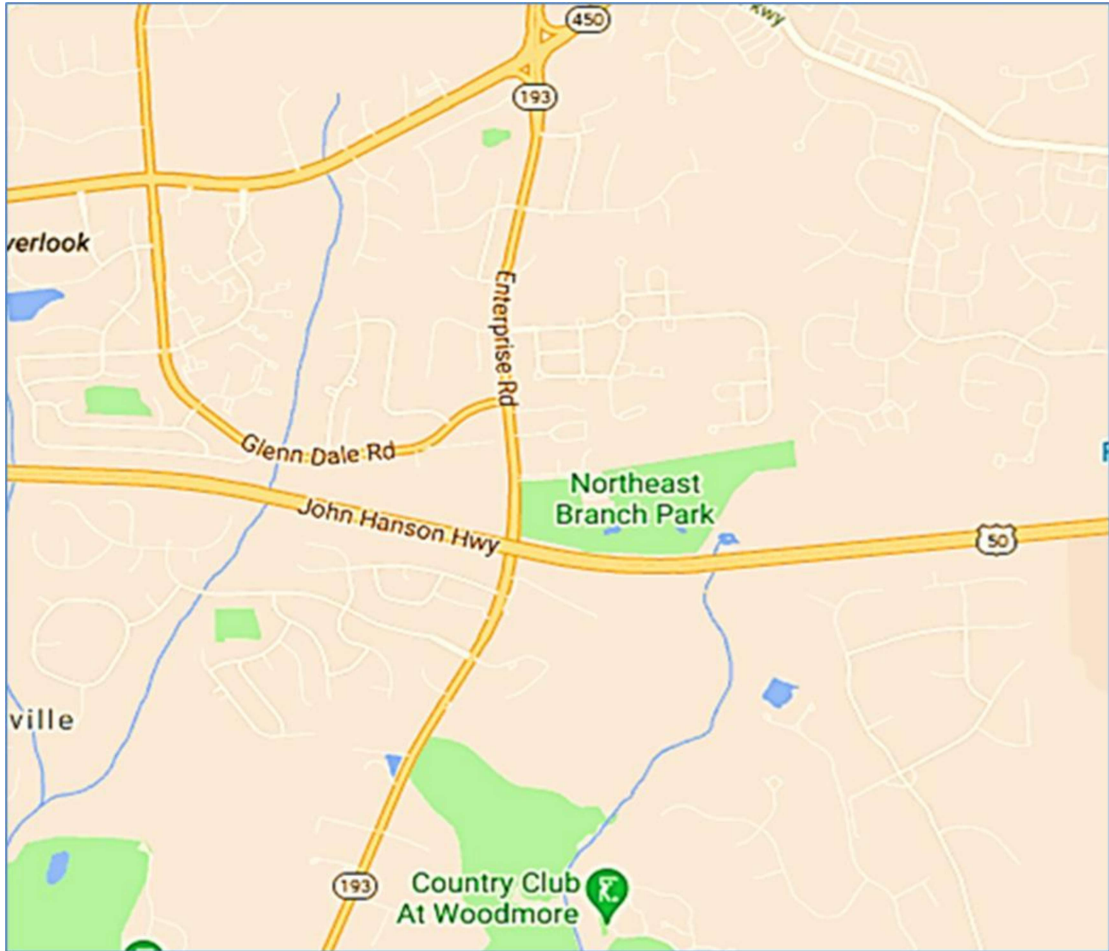
CHECKED BY: DS

DATE: 03/20/20

TITLE

SPECIAL EXCEPTION PLAN
 ROSP-4785/01
 BRICK TRACKING

DOWBERRY JOB NO. 50075516



Northeast Branch Park



Within $\frac{1}{4}$ mile in either direction there are 100s of homes whose only access is 193

Observations:

- There was no notice or hearing sign posted before this project was considered.
- This appears to be being built on Park land.
- This section of 193 is not yet improved. The additional traffic is an undue burden on the hundreds of homes already here who have paid tens of millions of dollars in taxes.
- Both North of Hwy 50 and at 214 and Woodmore Road, 193 is an improved road of 4 lanes divided traffic.
- What happened to the right-of-way for the planned exit from Highway 50 onto state road 193?
- There was no traffic monitoring done for a traffic study.

Questions:

1. Why was there no notice given to the area residents before this project was considered?
2. How can you sell Park land for private commercial gain?
3. When can the area residents expect this section of 193 to be improved? When can they expect traffic lights at their exits?
4. What happened to the right-of-way for the planned exit from Highway 50 onto state road 193? Has the national highway committee been consulted regarding their plans for highway 50?
5. Where is the traffic study? When was there the opportunity for public input?