



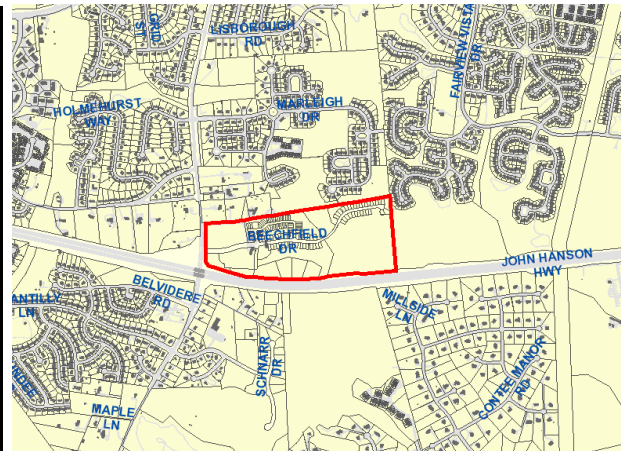
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Development Review Division
301-952-3530

Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>

Revision of Site Plan ROSP-4785-03 Traditions at Beechfield – Enterprise Road

REQUEST	STAFF RECOMMENDATION
Revision of a special exception site plan to revise the layout, and to provide architecture and subsequent infrastructure on previously approved Parcels 3 through 6 (489 condominiums).	With the conditions recommended herein: <ul style="list-style-type: none"> Approval of Revision of Site Plan ROSP-4785-03 Approval of Type 2 Tree Conservation Plan TCP2-014-2017-03

Location: In the northeast corner of MD 193 (Enterprise Road) and US 50 (John Hanson Highway).	
Gross Acreage:	83.66
Zone:	RE
Prior Zone:	R-E
Dwelling Units:	489
Gross Floor Area:	N/A
Lots:	115
Parcels:	17
Planning Area:	71A
Council District:	06
Municipality:	None
Applicant/Address: U.S. Home, LLC 14280 Park Meadow Drive, Suite 108 Chantilly, VA 20151	
Staff Reviewer: Dominique Lockhart Phone Number: 301-952-3411 Email: Dominique.Lockhart@ppd.mncppc.org	



Planning Board Date:	04/27/2023
Planning Board Action Limit:	N/A
Staff Report Date:	04/12/2023
Date Accepted:	02/21/2023
Informational Mailing:	09/27/2022
Acceptance Mailing:	01/03/2023
Sign Posting Deadline:	03/28/2023

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

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

FROM: Dominique Lockhart, Planner III, Zoning Section, Development Review Division

SUBJECT: Revision of Site Plan ROSP-4785-03
Traditions at Beechfield – Enterprise Road

REQUEST: Revision of a special exception site plan to revise the layout, and to provide architecture and subsequent infrastructure on previously approved Parcels 3 through 6 (489 condominiums).

RECOMMENDATION: **Approval with conditions**

NOTE:

The Planning Board has scheduled this application for a public hearing on April 27, 2023. The Planning Board also encourages all interested persons to request to become a person of record in this application. Requests to become a person of record should be made in writing and addressed to the Maryland-National Capital Park and Planning Commission, Development Review Division, 14741 Governor Oden Bowie Drive, 4th Floor, Upper Marlboro, MD 20772. Please call 301-952-3530 for additional information.

FINDINGS:

Based upon the analysis of the subject application, Zoning staff recommend the following findings:

- A. Request:** This Revision of Site Plan (ROSP-4785-03) application proposes to revise the layout, and to provide architecture and subsequent infrastructure on previously approved Parcels 3 through 6 (489 condominiums).

With ROSP-4785-03, the total number of dwelling units for the overall Traditions at Beechfield – Enterprise Road development is proposed to be reduced from 491 to 489. This change would be achieved by removing three single-family detached lots/dwellings from the east side of the overall development and adding one condominium unit. As a result, there would be 124 condominium units on Parcels 3 through 6, and 64 single-family detached dwellings within the development. The current configuration of the single-family detached lots, which wrap around the Beechfield Drive roadway and cul-de-sac, was approved with ROSP-4785-01. These lots are known as Lots 14 through 31, Block G, recorded in Plat Book ME 255 page 1. The proposed revision renumbers these lots to Lots 32 through 46. This ROSP does not increase the lot count, parcel count, or overall dwelling unit count beyond that approved with Preliminary Plan of Subdivision (PPS) 4-17018.

The proposed revision also removes a stormwater management facility that was located at the end of the cul-de-sac. The length of the cul-de-sac is being reduced by approximately 90 feet, to reduce the overall infrastructure needed to support the development. There is now a proposed trail at the end of the cul-de-sac that will connect to an existing park, to the north.

- B. Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	RE (Prior R-E)	RE (Prior R-E)
Use(s)	Planned Retirement Community	Planned Retirement Community
Acreage	83.66	83.66
Parcels	17	17
Lots	118	115
Dwelling Units	491	489

- C. Location:** The subject site considered with ROSP-4785-03 is known as Parcels 3 through 6 of the Traditions at Beechfield – Enterprise Road subdivision, recorded in the Prince George’s County Land Records in Plat Book ME 254 page 95, and Plat Book ME 255 page 2. The total area of the four parcels is 7.78 acres. The property is zoned Residential Estate (RE) under the current Zoning Ordinance; however, this application is being reviewed pursuant to the prior Zoning Ordinance and prior Residential-Estate (R-E) zoning of the subject property.

D. Surrounding Uses: The general 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 and their current respective zoning designations are, as follows:

North— Single-family detached homes in the Residential Estate (RE) Zone; undeveloped open space owned by Marleigh Community Association, Inc. in the Legacy Comprehensive Design (LCD) Zone, and M-NCPPC owned Marleigh Park in the Agriculture and Preservation (AG) Zone

East— Single-family detached homes and undeveloped open space owned by Fairwood Community Association, Inc. in the Legacy Mixed-Use Community (LMXC) Zone.

South— US 50 (John Hanson Highway) and single-family detached dwellings in the Agricultural-Residential (AR) Zone

West— MD 556 (Enterprise Road) and single-family detached dwellings in the Residential, Rural (RR) Zone.

E. Previous Approvals: On July 15, 2018, the Prince George’s County District Council approved a planned retirement community with multifamily, townhomes, and single-family detached units, and an elder care facility, through Special Exception SE-4785.

The following revisions to SE-4785 have been approved:

ROSP-4785-01 (Resolution No. 2021-96) approved a reduction in the number of single-family residential lots after a cemetery was discovered on the site.

ROSP-4785-02 (Resolution No. 2021-151) approved a revised site layout for the multifamily building on Parcel 2 of the development.

ROSP-4785-04 was approved as a Planning Director level application, with modifications to the clubhouse architecture, parking lot, and sidewalk layout located on Parcel 7.

ROSP-4785-05 was filed concurrently with the subject ROSP and is still under review as a Planning Director level application. ROSP-4785-05 proposes modifications to the infrastructure needed to support the multifamily condominium development on Parcels 3 through 6.

The property is subject to PPS 4-17018, which was approved by the Prince George’s County Planning Board on February 15, 2018 (PGCPB Resolution No. 18-07(C)). Pursuant to Section 24-4503(a)(1) of the Prince George’s County Subdivision Regulations, the site has a certificate of adequacy associated with PPS 4-17018, effective April 1, 2022, which is valid for 12 years. The PPS approved 133 lots and 23 parcels for development of 491 dwelling units in a planned retirement community. In addition to the 491 dwelling units, the PPS also approved 60 assisted living rooms/units and 32 home care units in an elderly care facility. These 92 assisted living and home care units are not included in the overall dwelling unit count. PPS 4-17018 was approved, subject to 19 conditions.

COMPLIANCE WITH EVALUATION CRITERIA

F. Prior Prince George's County Zoning Ordinance: The criteria for approval of minor changes to a special exception site plan is set forth in Section 27-325(b), which states the following:

(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.**

There will be no increase in the gross floor area of a building, or in land area covered by a structure other than a building. The parking, loading, and landscaped areas will also not be redesigned. The subject application proposes to remove three single-family detached lots and add one condominium unit. The total number of development units will decrease from 491 to 489.

(2) The Planning Board is further authorized to approve the minor changes described in (d) and later subsections below.

This application is further subject to Section 27-325(n)(1), which pertains to changes to planned retirement community site plans, as follows:

(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.**

The revisions proposed fall within Section 27-325(n)(1)(B) and (C).

The subject application is to provide architecture and subsequent infrastructure to Parcels 3 through 6. In addition, this application increases the total number of condominium units by one and eliminates three single-family detached lots. The cul-de-sac at the end of Beechfield Drive will be shortened by approximately 90 feet, to reduce the overall infrastructure needed to support the development.

Architectural elevations for the condominium buildings were submitted by the applicant. The materials are composed of brick veneer, horizontal siding, and vertical siding. The color palette consists of neutral greys and white tones. The front and rear of the buildings will contain balconies throughout the top three floors. The rear of the buildings encompasses individual car garages. In addition, the proposed architecture for the condominium buildings is consistent with the architecture approved for the multifamily buildings in RO SP-4785-01.

(3) In reviewing proposed minor changes, the Board shall follow the procedures in (a) above.

The Planning Board is authorized to approve the proposed revisions to the special exception site plan, per Section 27-325(b) noted above. Section 27-325(a) describes the procedure to submit an application for minor changes to an approved special exception site plan. The application submittal provided by the applicant satisfies that criteria.

- G. Parking Regulations:** The applicant has revised the parking and loading schedule on the special exception site plan to reflect the removal of three single-family detached lots and the addition of one condominium unit.

In accordance with the parking and loading regulations contained in Section 27-568 of the Zoning Ordinance, there are 510 parking spaces required for the entire Traditions at Beechfield – Enterprise Road development. The special exception site plan shows that a total of 990 parking spaces will be provided.

- H. 2010 Prince George’s County Landscape Manual:** The subject application remains in conformance with the prior findings of the Landscape Manual. No changes are proposed to the landscape plan with this revision.

I. Prince George’s County Tree Canopy Coverage Ordinance: Development of this site is subject to the tree canopy coverage requirements. The Type 2 tree conservation plan (TCP2) submitted with the subject application shows that approximately 4.83 acres of woodland will be preserved. In addition, 0.98 acre of afforestation, 1.64 acres of landscape credits, and 6.08 acres of forest enhancement will occur on-site. The Prince George’s County Department of Public Works and Transportation will review street tree planting requirements.

J. Prince George’s County Woodland and Wildlife Habitat Conservation Ordinance: This site is subject to the provisions of the Woodland Conservation Ordinance because there are prior TCP approvals associated with the site. As currently required for special exception applications, TCP2-014-2017-03 was submitted with the subject application.

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 acre of on-site reforestation, 1.64 acres of landscape credits, and 6.08 acres of forest/habitat enhancement. The remainder of the requirement is proposed to be met with off-site woodland conservation credits.

K. Signage: A sign package was not submitted with this application. Signage details were evaluated and included in the original SE-4785 and subsequent revisions. Any additional proposed signage will be evaluated at the time of permitting, for conformance with sign regulations.

L. Referral Comments: The following referrals were received and are incorporated herein by reference. All the comments are addressed on the site plan, or as part of this technical staff report:

1. **Historic Preservation**—In a memorandum dated February 27, 2023 (Chisholm to Lockhart), the Historic Preservation Section evaluated the site and determined that this revision will not affect any historic or archeological resources. However, there are still several conditions from previous applications regarding the artifacts recovered from the Phase I and II surveys, as well as the installation of interpretive signage and fencing around the burial grounds, which are still outstanding.
2. **Permit Review**—In a memorandum dated February 28, 2023 (Glascoe to Lockhart), the Permit Review section had no comments on the subject application.
3. **Community Planning**—In a memorandum dated March 22, 2023 (Sams to Lockhart), the Community Planning Division found that, pursuant to Section 27-317(a)(3), this application will not substantially impair the integrity of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. The 2006 *Approved Master Plan and Sectional Map Amendment for Bowie and Vicinity* retained the subject property in the R-E Zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment, which reclassified the subject property from the R-E Zone to the RE Zone, effective April 1, 2022.

4. **Subdivision Section**—In a memorandum dated March 27, 2023 (Heath to Lockhart), the Subdivision Section evaluated the subject application, and noted that this ROSP does not increase the lot count, parcel count, or overall dwelling unit count beyond that approved with PPS 4-17018, so a new PPS is not required at this time. However, a new final plat will be required following approval for the changes to the single-family detached lot layout, known as Lots 14–31 Block G, and Parcels G and H.
5. **Environmental Planning**—In a memorandum dated March 27, 2023 (Rea to Lockhart), the Environmental Planning Section provided an analysis of the subject application.

A signed Natural Resources Inventory (NRI-041-08-02) was submitted with the application. The NRI was updated and approved on October 7, 2021. The site contains a 100-year floodplain, wetlands, streams, and steep slopes that comprise the primary management area.

The woodland conservation threshold 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 acre of on-site reforestation, 1.64 acres of landscape credits, and 6.08 acres of forest/habitat enhancement (typically credited at 0.25:1). The remainder of the requirement is proposed to be met with off-site woodland conservation credits.

Based on the level of design information available at the present time, the regulated environmental features on the subject property were preserved and/or restored, to the fullest extent possible, based on the limits of disturbance shown on the TCP2. No new impacts are proposed with this application.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Zoning Section recommends that the Planning Board adopt the findings of this report and APPROVE Revision of Site Plan ROSP-4785-03 and Type 2 Tree Conservation Plan TCP2-014-2017-03, for Traditions at Beechfield – Enterprise Road, subject to the following conditions:

1. Prior to certification, the site plan shall be revised to provide a 300-foot lot depth dimension along lots adjacent to US 50 (John Hanson Highway).
2. Prior to signature approval of the Type 2 tree conservation plan (TCP2), an approved revised stormwater concept plan shall be submitted that is consistent with the layout shown on the TCP2 and the special exception site plan.
3. 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 were complied with, and associated mitigation plans.
4. Prior to issuance of the first permit relying on this Revision of Site Plan (ROSP-4785-03),

the final erosion and sediment control plan shall be submitted. The limits of disturbance shall be consistent between the plans.

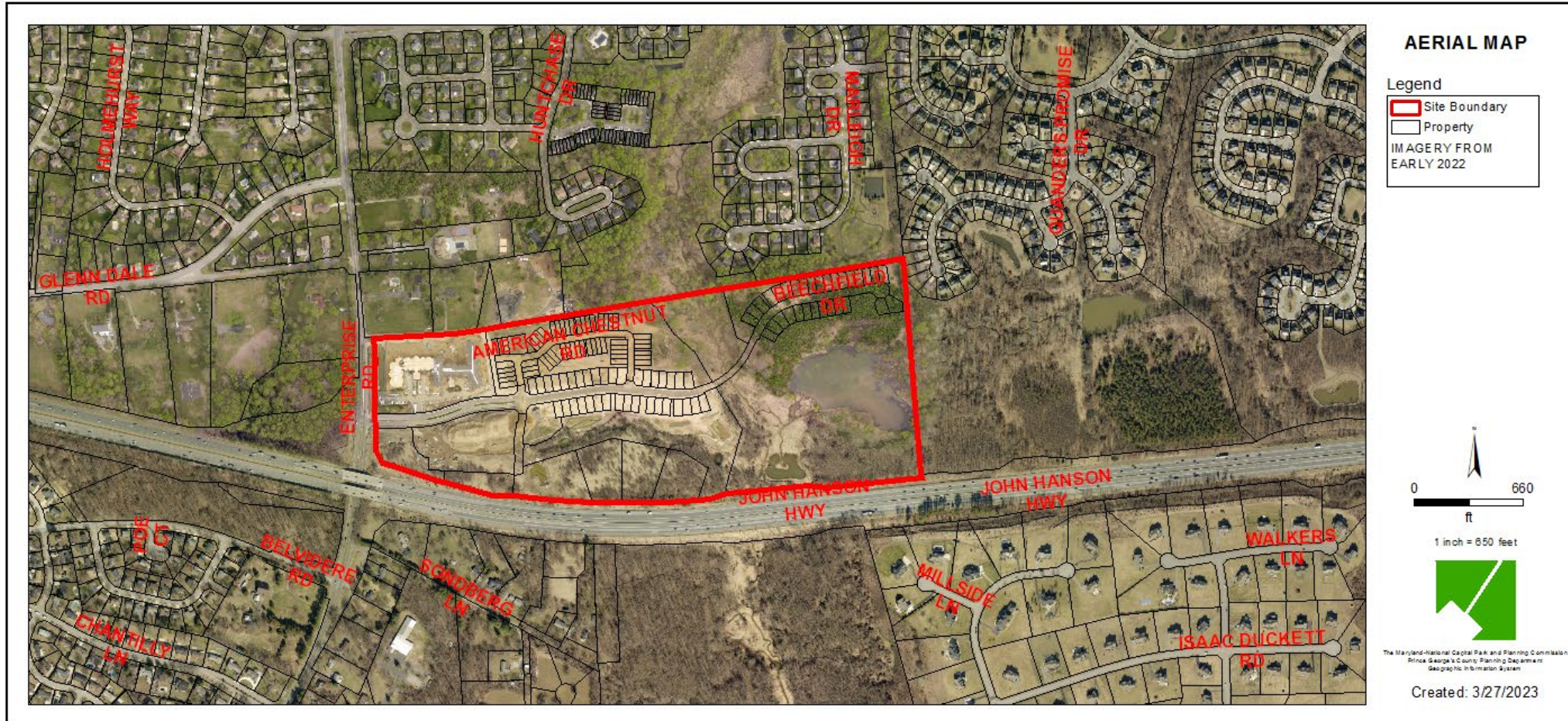
5. Prior to issuance of a building permit, a retaining wall design package, including plans, drawings, calculations, internal/external/global stability analysis, etc. shall be submitted to and reviewed by the Prince George's County Department of Permitting, Inspections and Enforcement, for the retaining wall behind Lots 36 through 42.

TRADITIONS AT BEECHFIELD – ENTERPRISE ROAD

REVISION OF SITE PLAN

TCP2-014-2017-03

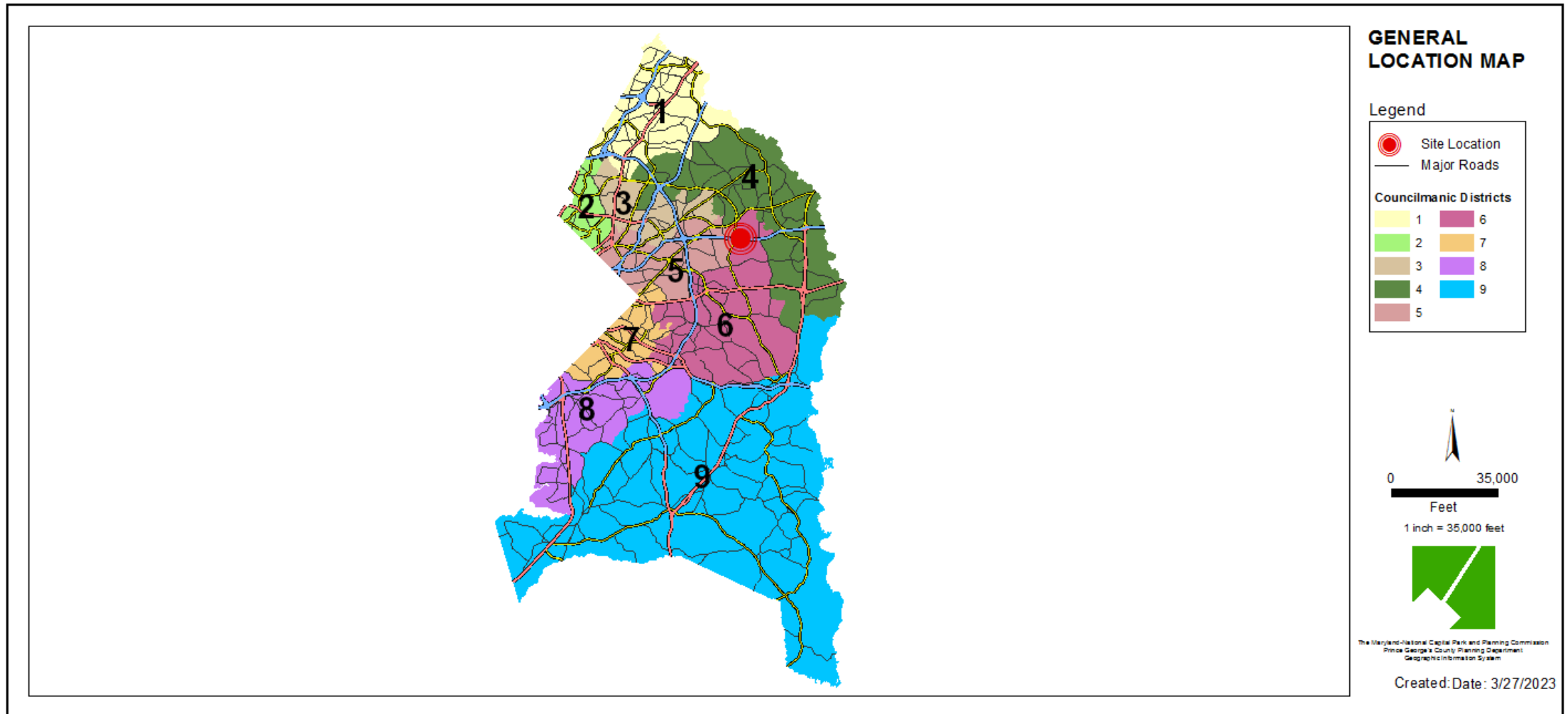
Staff Recommendation: APPROVAL with Conditions



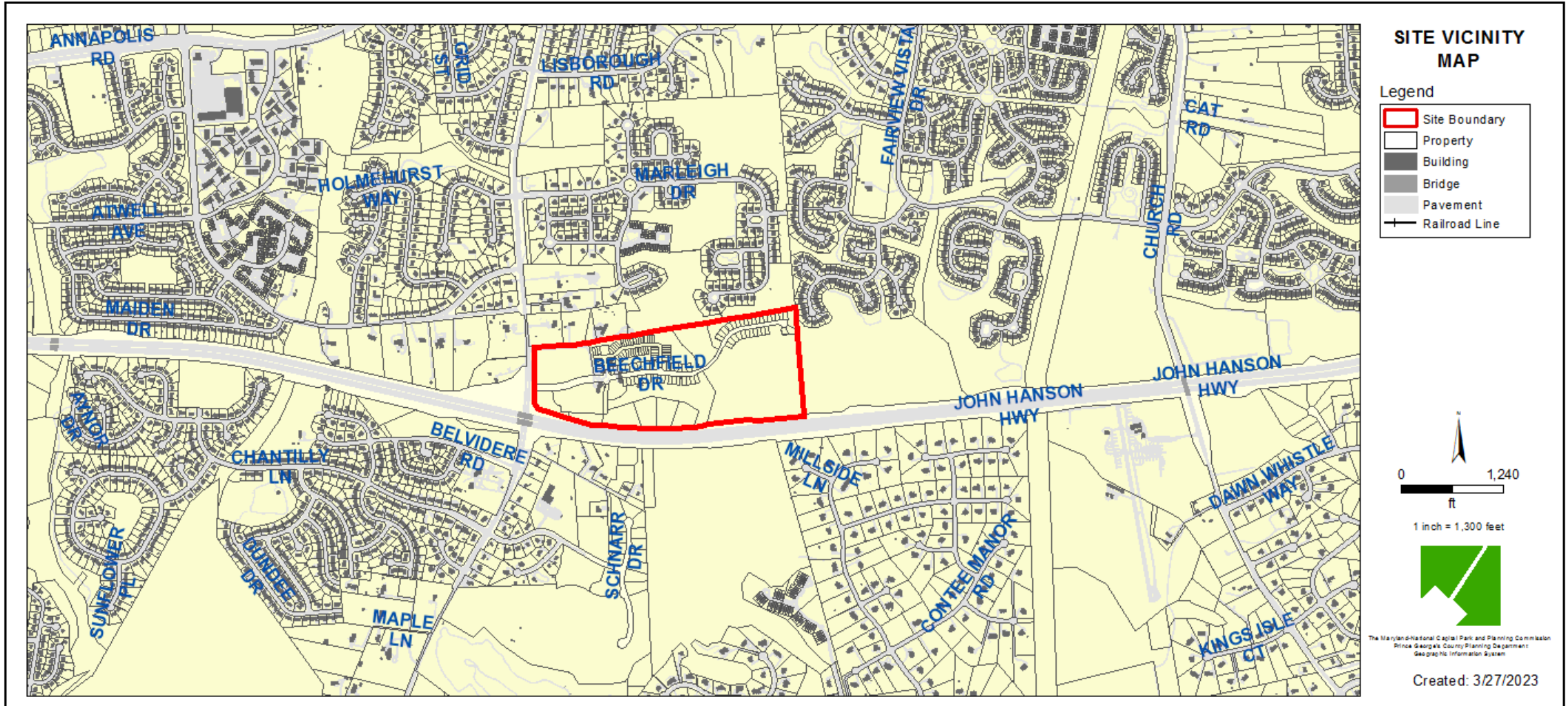
GENERAL LOCATION MAP

Council District: XX

Planning Area: XXX

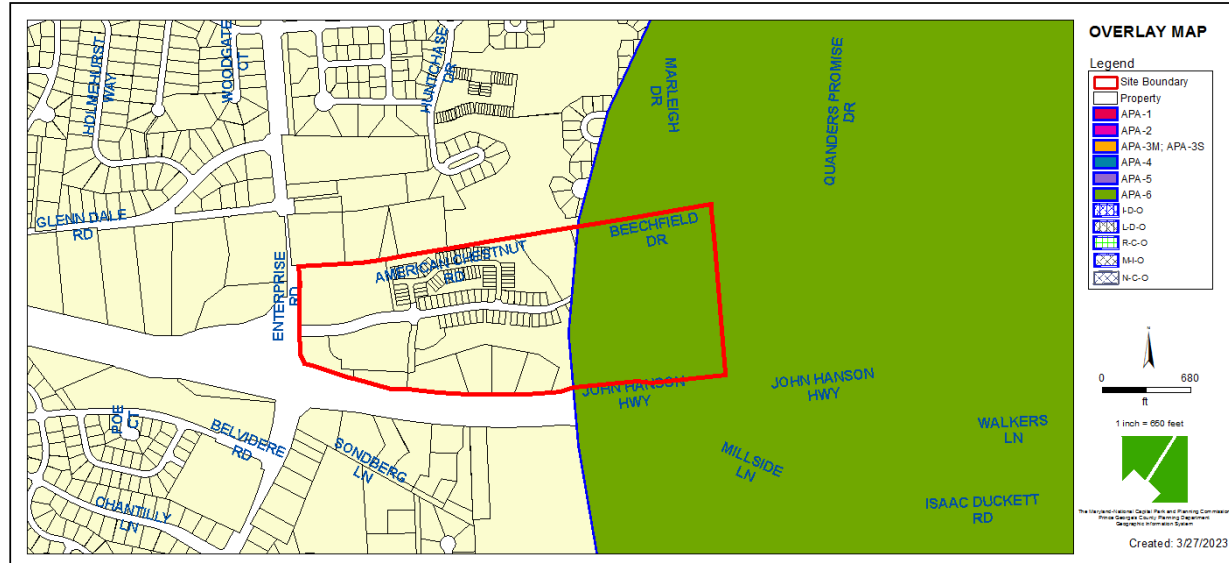


SITE VICINITY MAP

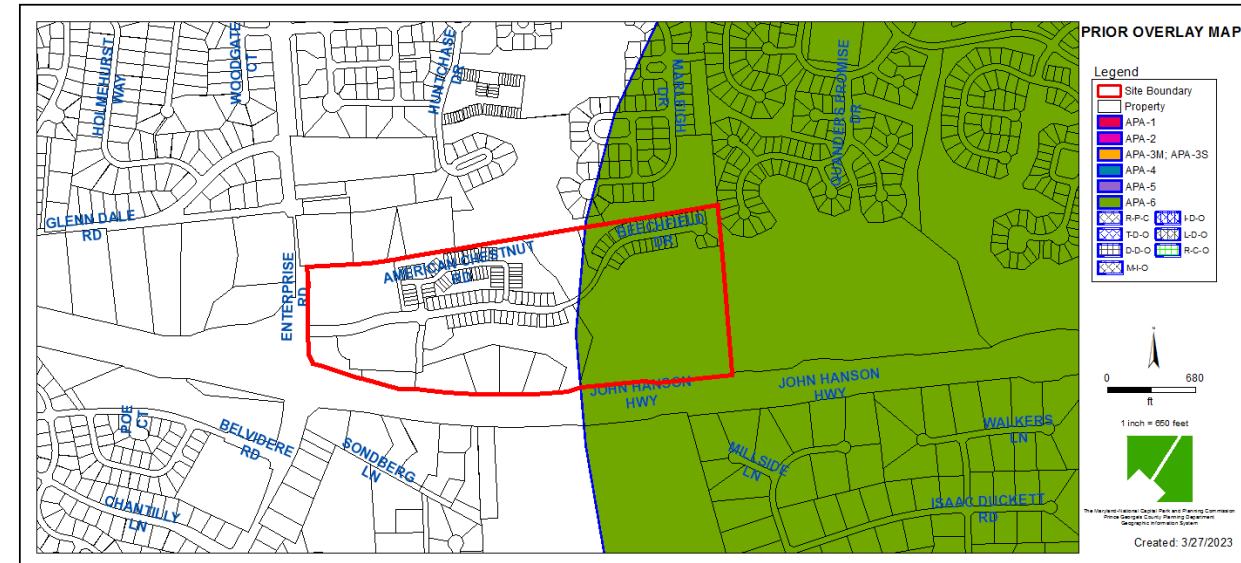


OVERLAY MAP

CURRENT OVERLAY MAP



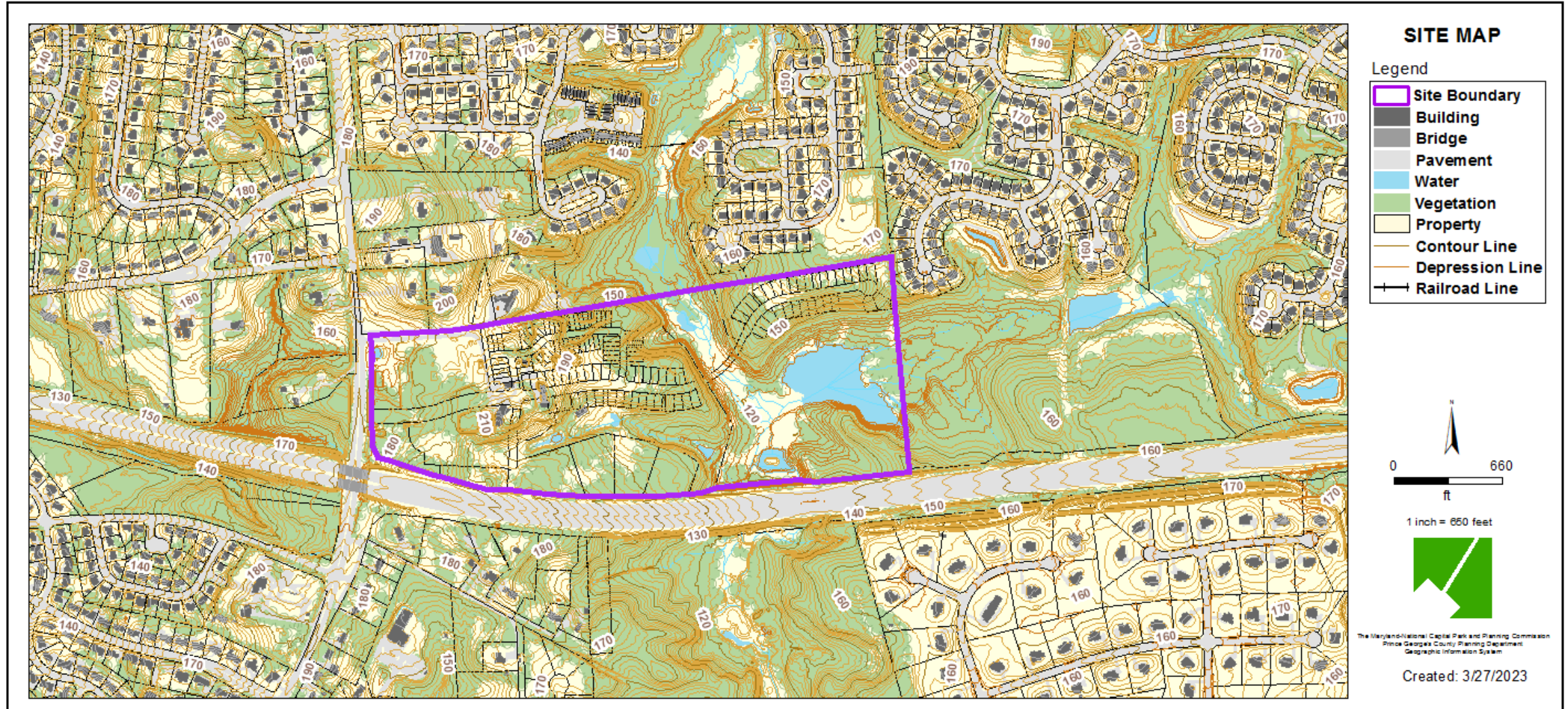
PRIOR OVERLAY MAP



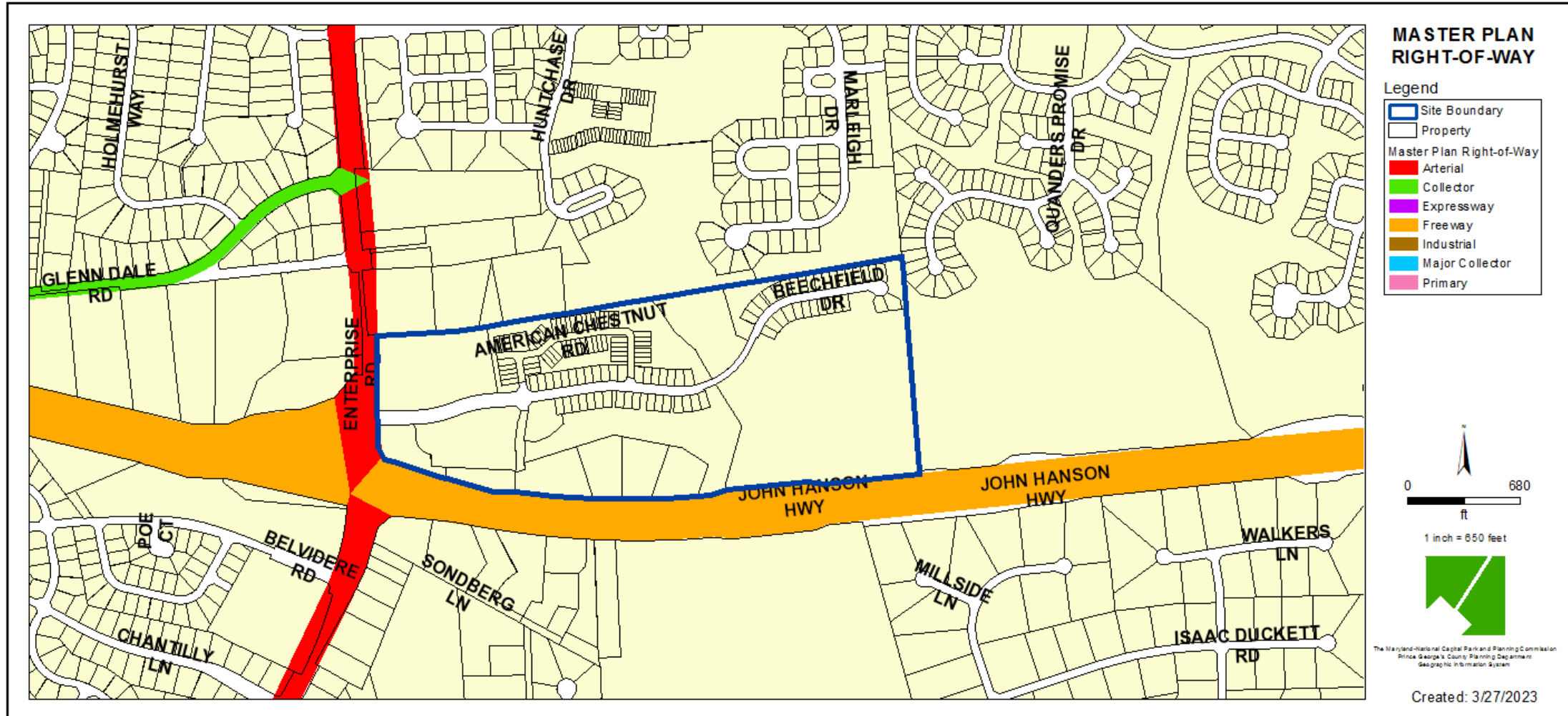
AERIAL MAP



SITE MAP



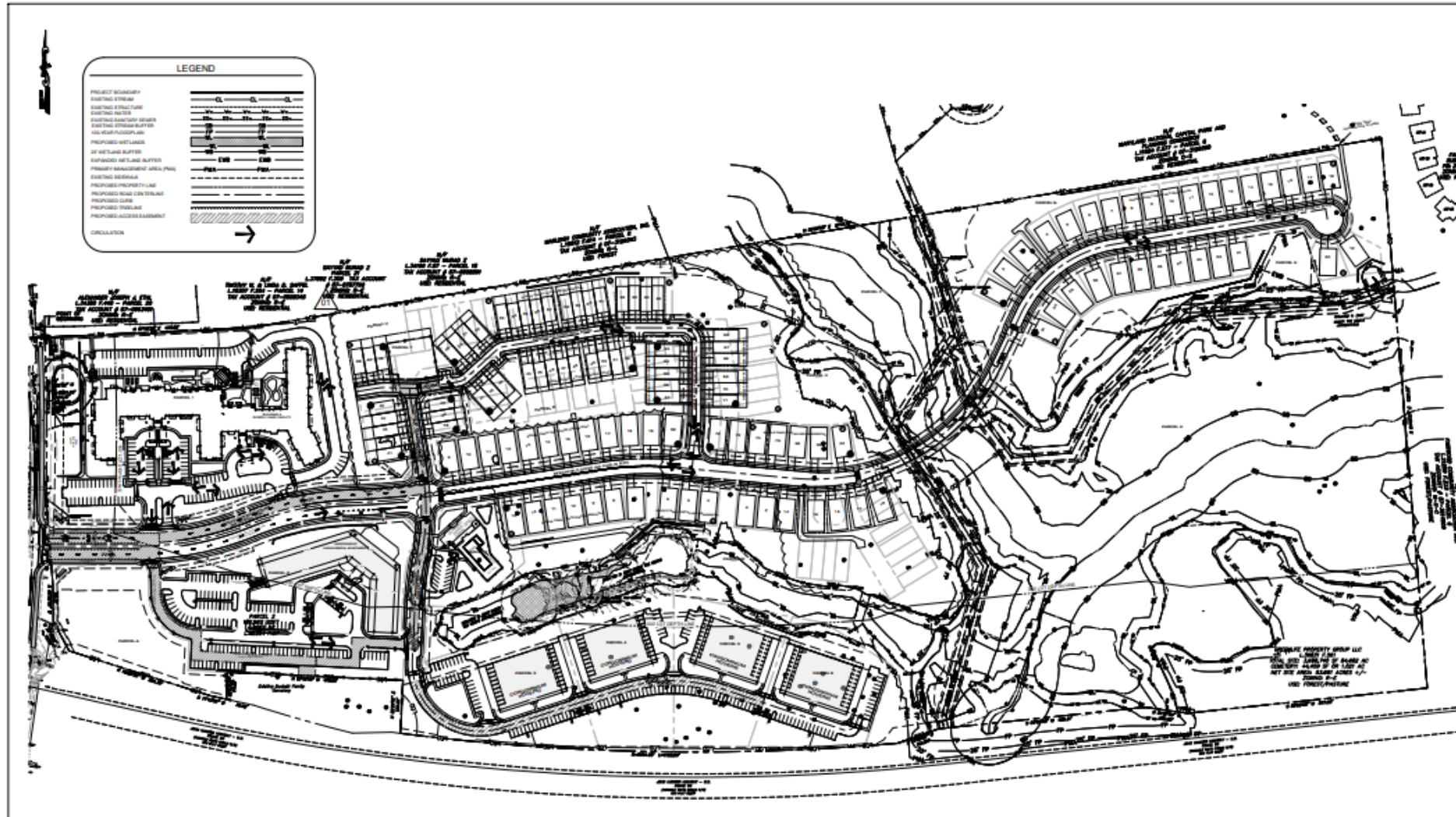
MASTER PLAN RIGHT-OF-WAY MAP



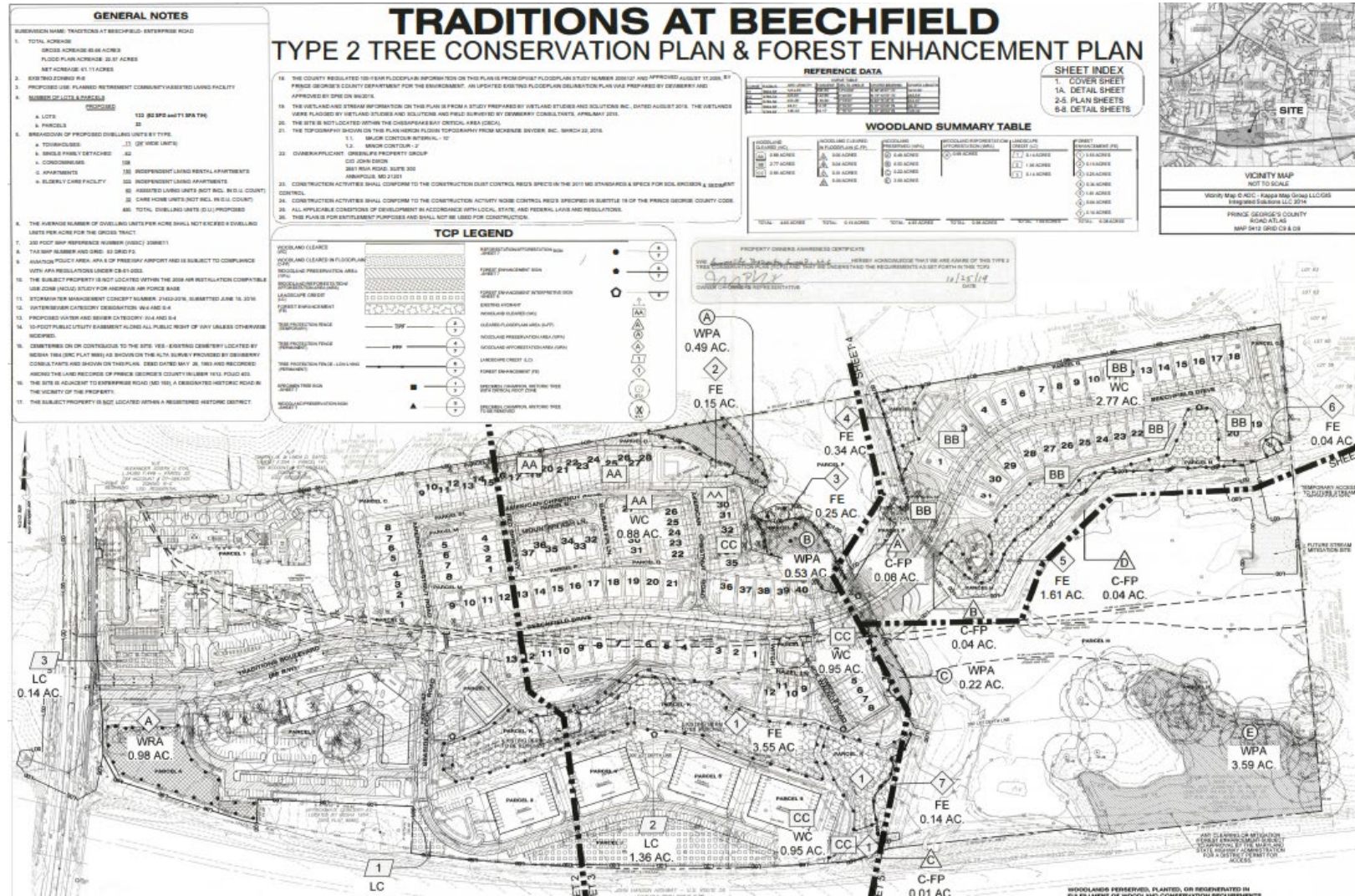
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SPECIAL EXCEPTION PLAN



TYPE II TREE CONSERVATION PLAN



FRONT AND REAR ELEVATIONS



1 | FRONT ELEVATION
P.01 | 1/8" = 1'-0"



2 | REAR ELEVATION
P.02 | 1/8" = 1'-0"

LEFT AND RIGHT SIDE ELEVATIONS



STAFF RECOMMENDATION

APPROVAL with Conditions

- ROSP-4785-03
- TCP2-014-2017-03

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailings: 09/27/2022
- Acceptance Mailings: 01/03/2023

STATEMENT OF JUSTIFICATION
ROSP-4785/03
SEPTEMBER 26, 2022
REVISED NOVEMBER 4, 2022

1.0 INTRODUCTION

This Statement of Justification is submitted by Greenlife Property Group, LLC ("Greenlife") and Lennar Homes ("Lennar") (the "Applicants") 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. This application seeks approval of the architecture for the proposed multifamily condominium buildings as well as the removal of one of the single family detached units pursuant to Section 27-325(b) and (n), as discussed in greater detail below.

The property on which the multifamily condominium buildings are proposed includes four subdivided lots of record (the "Subject Property"). The Subject Property is more particularly described as Parcel 3 through 6 as depicted on two plats of subdivision. Parcel 3 and Parcel 4 are depicted on a plat entitled "Plat Three, Parcels 3, 4, 7 & B2 and Part of Parcel K, Traditions at Beechfield, which plat is recorded among the land records of Prince George's County at Plat Book ME 254 Plat No. 95. Parcel 3 contains 2.2958 acres and Parcel 4 contains 1.9023 acres. Parcel 5 and Parcel 6 are depicted on a plat entitled "Plat Four, Parcels 5 & 6 and Part of Parcel K, Traditions at Beechfield, which plat is recorded among the land records of Prince George's County at Plat Book ME 255 Plat No. 2. Parcel 5 contains 1.8721 acres and Parcel 4 contains 1.7135 acres. The total acreage of the Subject Property is 7.7837 acres. The Subject Property is owned by Greenlife while Lennar is the contract purchaser.

2.0 SUMMARY OF PROJECT APPROVAL STATUS

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). The Special Exception was approved on July 8, 2018 pursuant to a Final Decision of the District Council. As originally 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 Special Exception was approved subject to 23 conditions, none of which are impacted by this proposed revision.

The proposed Planned Retirement Community is also the subject of a preliminary plan of subdivision, referenced as 4-17018. The Preliminary Plan was approved on March 8, 2018 pursuant to Planning Board Resolution PGCPB No. 18-07, which also approved the same number of units. The Preliminary Plan was approved subject to 20 conditions, each of which is addressed below.

To date, two revisions to the Special Exception have been approved by the Planning Board pursuant to the provisions of Section 27-325(b) and (n) and one revision has been approved by the Planning Director Pursuant to Section 27-325(b). ROSP-4785-01 was submitted to address certain design modifications required as the result of the discovery of a previously unknown cemetery, to approve architecture related to the single family detached and attached homes, and to approve architecture for the proposed community clubhouse. This revision was approved pursuant to Prince George's County Planning Board on July 29, 2021 pursuant to Resolution PGCPB No. 2021-96.

The second revision to the special exception approved by the Planning Board pursuant to the provisions of Section 27-325(b) and (n) is referenced as ROSP-4785-02. This revision was for the purposes of modifying the layout of the multifamily rental building and to approve the proposed architecture. This revision was approved pursuant to Prince George's County Planning Board on January 6, 2022 pursuant to Resolution PGCPB No. 2021-151.

A fourth revision to the special exception, referenced as ROSP-4785-04 has been submitted for approval by the Planning Director and said approval is pending. This revision related to the community clubhouse. A condition of the preliminary plan of subdivision required approval of a Limited Detailed Site Plan for the recreational facilities. LDSP-20033 was filed for this purpose and approved. During the processing of this application, minor modifications were made to the clubhouse building which were not reflected in ROSP-4785-01. Thus, a minor revision was required to ensure that the special exception site plan conforms to the limited detailed site plan.

Greenlife is now pursuing two additional revisions to SE-4785, both of which relate to the condominium units which are to be constructed on the Subject Property. The first revision, assigned the number ROSP-4785-05, is a limited minor amendment submitted for approval by the Planning Director. The purpose of this revision is for infrastructure revisions to the Subject Property which will allow the Subject Property to be placed on grade as the architectural elevations which are the subject of this revision are approved. This revision, which has been assigned the number ROSP-4785-03, seeks approval of the architecture for the condominium units to be constructed on the Subject Property and for the removal of one single family home and to transfer the unit removed to the condominiums, as described in greater detail below.

3.0 SUMMARY OF PROPOSED SITE PLAN REVISIONS

As stated above, this application seeks approval of the architecture of the four multifamily condominium buildings approved by the Special Exception, as well as a revision which will remove one single family detached home and transfer that unit to the condominiums on the Subject Property.

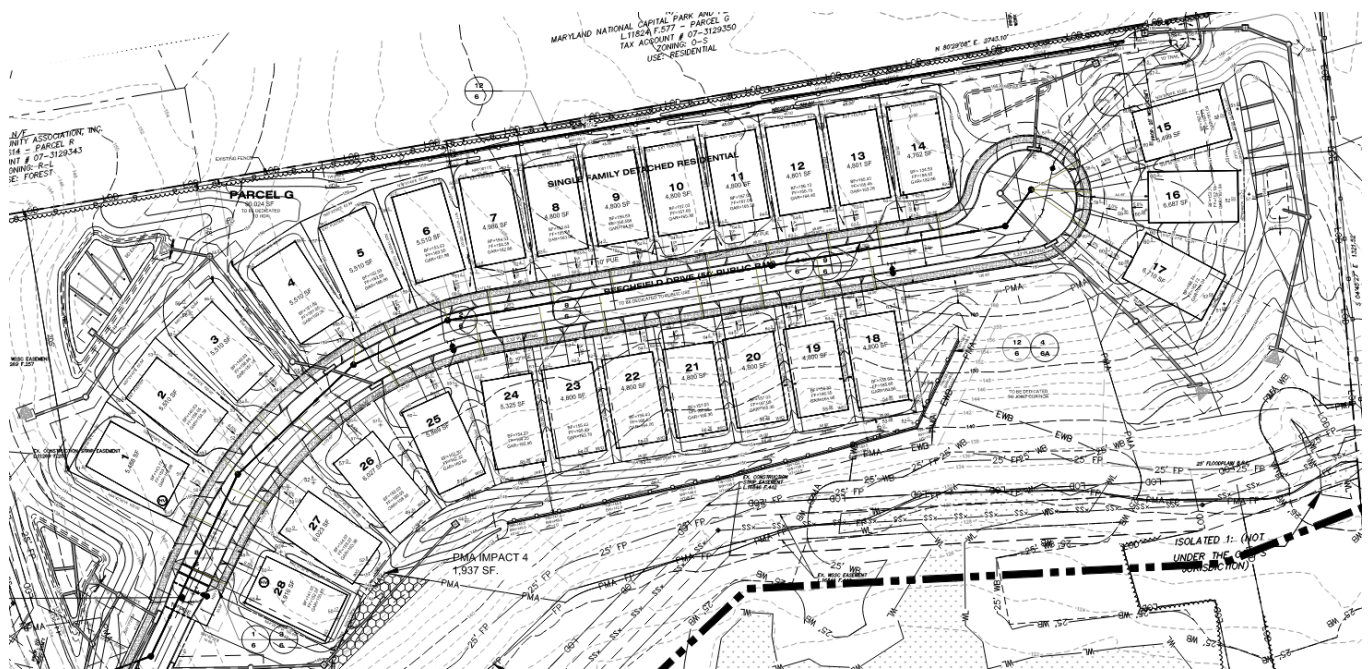
Lennar is constructing both the single family attached and the single family detached homes within the development. It will also be constructing the condominium buildings. Architectural renderings are included with the application, but the front elevation, which will face US 50, is shown below:



Each of the condominium buildings contains 31 units. With four buildings, a total of 124 total units are proposed. As with the multifamily building located to the west, the buildings are four stories in height and are served by elevators. The buildings include garages on the rear and side facades. There are 14 individual garage doors on the rear façade and three on each side façade sufficient to accommodate 20 cars. In addition to the garages, surface parking will also be provided to ensure that adequate parking exists on site. The majority of the exterior parking spaces will be located along the front of the buildings, convenient to the front entrances. A few additional spaces are provided along the western end of the site. The parking will be screened by a berm which is being added as part of the infrastructure site plan (ROSP-4785-05) and by landscaping required by AC-21017. In total, 80 parking spaces will be provided interior to the buildings, while 98 surface parking spaces will be provided.

At the time the special exception was initially approved, 108 condominium units were envisioned, which included four buildings with 27 units each. In ROSP-4785-01, 15 single family units were lost due to the discovery of a cemetery in the north central portion of the site that required a reconfiguration of units. These 15 dwelling were transferred to the condominium site with the certification of the 01 revision, increasing the total number of condominium units to 123, still in four buildings. As referenced above, each of the proposed condominium buildings now contains 31 units. With four buildings, a total of 124 units will be constructed. While refining the necessary infrastructure and grading for the eastern part of the project, it was determined that additional modifications are necessary. The length of the cul-de-sac is being reduced by approximately 90 feet to alleviate grading and retaining walls and reduce the overall infrastructure needed to support the development. As originally approved, 31 single family detached lots were proposed along the eastern stretch of Beechfield Drive from the proposed culvert crossing to the cul-de-sac. Due to the above-mentioned modifications and lot re-configuration, 28 lots are now proposed. This results in the elimination of three single family detached lots. The revised special exception site plan, depicted below, reflects the reduction of three single family detached lots. One of these units is proposed to be transferred to the condominiums so that each building contains 31 dwelling units. The other two lots are being eliminated, reducing the overall dwelling unit count by two lots. As with the shifting of the 15 units with ROSP-4785-01, the shift of one additional unit and elimination of 2 single family detached lots does not constitute a substantial revision to the mix of uses so as to affect the finding of

adequacy made with the approval of the preliminary plan of subdivision. The reconfigured cul-de-sac can be seen below:



4.0 CONFORMANCE WITH CONDITIONS OF PRELIMINARY PLAN 4-17018

As noted above, Preliminary Plan 4-17018 was approved on March 8, 2018 pursuant to Planning Board Resolution PGCPB No. 18-07, subject to 20 conditions. Each of the conditions, and a comment addressing conformance of the proposed revisions to the conditions of approval, is set forth below.

1. **Prior to signature approval of the preliminary plan of subdivision, the plan shall be revised as follows:**
 - a. Show the location of the interpretive sign for Archeological Site 18PR955.
 - b. All plans shall be revised to show the limit of disturbance around the sewer connection located on the northeastern side of the stream crossing.
 - c. Add to General Note 13 that "The condominiums and apartments are multifamily dwelling units, the assisted livings and home care units are rooms," and change the total dwelling units "Proposed" to 491.
 - d. Revise the lot lines in accordance with Applicant's

Exhibit A.

COMMENT: Each of these revisions was addressed prior to signature approval. The removal of Lot 21, Block G will require the recordation of a revised final plat to reflect the revision to the lot layout.

2. **Prior to signature approval of the preliminary plan of subdivision, the approved stormwater management concept plan shall be submitted. The limits of disturbance shall be consistent on all plans.**

COMMENT: The approved stormwater concept plan was submitted prior to signature approval.

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.**
 - a. **In accordance with Section 27-548.43 of the Zoning Ordinance and include language notifying all future contract purchasers of homes in the community of the existence of a general aviation airport (Freeway Airport) within approximately one-mile southeast of the community. The Declaration of Covenants shall include the General Aviation Airport Environmental Disclosure Notice. At the time of purchase contract with homebuyers, the contract purchaser shall sign an acknowledgement of receipt of the declaration. The liber and folio of the recorded declaration of covenants shall be noted on the final plat along with a description of the proximity of the development to the general aviation airport.**
 - b. **Dedicate the right-of-way along MD 193 (Enterprise Road) as shown on the approved preliminary plan of subdivision.**
 - c. **Note on the final plat that direct access to US 50 (John Hanson Highway) is denied.**
 - d. **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.

- e. Prior to final plat approval, the Declaration of Covenants for the property, in conjunction with the formation of a condominium/homeowners association, shall

COMMENT: Each of these requirements was addressed at the time of final plat.

- 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.

COMMENT: As stated above, with the shifting one dwelling unit from a single family detached unit to a condominium unit does not constitute a substantial revision to the mix of uses so as to affect the finding of adequacy made with the approval of the preliminary plan of subdivision.

- 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.

COMMENT: Development of the property continues to be in conformance with the approved stormwater management concept plan and the final plat references the approval number.

- 6. Full cut-off optic light fixtures shall be used on this site to reduce light intrusion.

COMMENT: All proposed light fixtures within the condominium development are full cut-off fixtures.

- 7. Prior to signature approval of the preliminary plan of subdivision, the Type 1 tree conservation plan (TCP1) shall be revised as follows:

- a. Revise the worksheet to reflect the correct gross tract area.
- b. Update the revision box to indicate that

the current '-03' revision to the TCP1 is associated with Preliminary Plan of Subdivision 4-17018.

- c. Show all existing site features on the plan and label the proposed disposition.
- d. Revise TCP1 Note 7 to refer to Environmental Strategy Area 2, instead of the tier.
- e. Revise the plan to show Specimen Tree 57 (ST-57) as removed.
- f. Have the plans signed and dated by the qualified professional who prepared them.
- g. All plans shall be revised to show the limit of disturbance around the sewer connection located on the northeastern side of the stream crossing.

COMMENT: Each of these revisions was addressed prior to signature approval. The proposed revisions to do require a modification of the TCP 1.

- 8. Prior to certification of the Type 2 tree conservation plan (TCP2), the applicant shall submit copies of all federal and state wetland permits. The TCP2 shall reflect all wetland impacts and on-site mitigation measures outlined in the wetland permits.

COMMENT: All federal and state wetland permits have been submitted as required.

- 9. 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.

COMMENT: The total development as now proposed does not generate more trips than permitted pursuant to this condition.

- 10. Prior to approval of building permits, the applicant shall submit an acceptable traffic signal warrant study to the Maryland State Highway Administration (SHA) for signalization at the intersection of MD 193 and Chantilly Lane. The applicant should utilize a

new 12-hour count and should analyze signal warrants under total future traffic, as well as existing traffic, at the direction of SHA and examine alternatives to signalization for reducing delays from the minor street approaches. If signalization or other traffic control improvements are deemed warranted at that time, the applicant shall bond the improvements with SHA prior to the release of any building permits within the subject property, and complete installation at a time when directed by SHA.

COMMENT: A signal warrant study was prepared and submitted as required to SHA. It was determined that a signal was not warranted. Evidence of this was provided prior to the approval of building permits.

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.

COMMENT: All federal and state wetland permits have been submitted prior to any permit being issued that impacts wetlands, wetland buffers, streams or waters of the U.S.

12. At the time of final plat, a conservation easement shall be described by bearings and distances. The conservation easement shall contain the delineated primary management area, except for any approved impacts, and shall be reviewed by the Environmental Planning Section 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."

COMMENT: This note was placed on the final plat as required.

13. 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."

COMMENT: This note was placed on the final plat of subdivision.

14. Development of this subdivision shall be in conformance with an approved Type 1 Tree Conservation Plan (TCP1-007-99-03). The following note shall be placed on the final plat of subdivision:

"This development is subject to restrictions shown on the approved Type 1 Tree Conservation Plan (TCP1-007-99-03 or most recent revision), or as modified by the Type 2 Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland and Wildlife Habitat Conservation Ordinance. This property is subject to the notification provisions of CB-60-2005. Copies of all approved Tree Conservation Plans for the subject property are available in the offices of the Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department."

COMMENT: This note was placed on the final plat of subdivision.

15. 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.

COMMENT: This condition will be complied with prior to the issuance of a building permit for Parcel 2. The instant application does not relate to Parcel 2.

16. 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.

COMMENT: Limited Detailed Site Plan DSP-20033 was approved for the recreational facilities as required by this condition.

17. **Prior to final plat and excluding Parcel 1, the applicant and the applicant's heirs, successors, and/or assignees shall submit three original recreational facilities agreements (RFA) to the Development Review Division (DRD) for construction of recreational facilities on-site, including appropriate triggers for construction. Upon approval by DRD, the RFA shall be recorded among the Prince George's County Land Records.**

COMMENT: An RFA was recorded prior to final plat as required by this condition.

18. The applicant and the applicant's heirs, successors, and/or assignees shall submit a performance bond, letter of credit, or other suitable financial guarantee for the construction of recreational facilities on-site prior to issuance of building permits.

COMMENT: An RFA bond was submitted prior to the issuance of building permits.

19. 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.

COMMENT: A homeowners association was established prior to the approval of the final plat and the recording information in referenced on the final plat.

20. **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.

COMMENT: This condition was complied with prior to the approval of building permits.

5.0 CONFORMANCE WITH CONDITION OF SE-4785

As referenced above, Special Exception SE-4785 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, subject to 23 conditions. Each of the conditions is listed below with a comment regarding conformance with each condition.

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.
- l. 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
 - 5. Add the following standard details to the plan:
 - (A) planting distribution (Detail 12)
 - (B) tree maintenance calendar
 - (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 I-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 an 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.

COMMENT: Each of these revisions was made and incorporated into the plans prior to the issuance of building permits. The proposed revisions to do impact any of these requirements.

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.

COMMENT: The covenants were recorded as required and the recording information is reflected on the record plat.

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.

COMMENT: This finding was made at the time of the preliminary plan.

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.

COMMENT: The required right of way was demonstrated at the time of preliminary plan.

- 4. 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.**

COMMENT: The shared use path is being provided along the site's frontage on MD 193.

- 5. 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.**

COMMENT: While the relationship between the proposed single-family homes and the townhouse units was reviewed at the time of the preliminary plan, a subsequent revision to the special exception through ROSP-4785-01 were approved to address the discovery of a cemetery on the property. This revision modified the relationship between the townhouse units and the single family detached units and this revision has now been certified and the lotting pattern has been adjusted through the recordation of a final plat of subdivision.

- 6. 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.**

COMMENT: All woodland conservation easement documents have been recorded and the recording information included on the Type 2 tree conservation plan.

- 7. 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.

COMMENT: This condition was complied with at the time of the grading permit.

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.

COMMENT: The condition of these trees will be addressed prior to the release of the bond for Forest Enhancement Areas 4 and 5.

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."

COMMENT: This note was placed on the plat at the time of recordation.

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.

COMMENT: This condition has been complied with to date.

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.

COMMENT: This condition has been complied with as permits have been issued and will be complied with prior to the issuance of permits for the condominium buildings.

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.

COMMENT: This condition has been complied with as permits have been issued.

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.

COMMENT: The limits of disturbance have been complied with as grading has commenced.

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: All archeological investigations have been completed.

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 report was provided prior to any ground disturbance.

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.

COMMENT: This condition was addressed prior to the approval of the preliminary plan of subdivision.

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: This condition was addressed prior to the acceptance of the preliminary plan of subdivision.

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: This condition was addressed prior to approval of any grading permits.

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.

COMMENT: The access easement was established prior to the approval of the final plat.

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.

COMMENT: A traffic signal warrant study was completed and SHA determined that a signal was not warranted at that intersection.

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).

COMMENT: This application is filed in accordance with Condition 22 to approve the proposed architectural elevations for the condominium units.

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 façade 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.

COMMENT: The elevations for the assisted living building were revised as required and the building is currently under construction.

6.0 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 prior revisions to SE-4785, 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).

7.0 APPLICATION OF STATUTORY CRITERIA TO PROPOSED CHANGES

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 were approved with the 01 revision. Architectural elevations for the multifamily rental building were approved with the 02 revision. This application is seeking approval of the architectural elevations for the proposed condominium buildings. These are the last dwelling unit types which are included within the development. The proposed architecture for the condominiums is consistent in style and materials with the architecture approved for the other dwelling unit types. In addition, the building height and mass is consistent with the multifamily buildings previously approved within the development.

As noted above, Lennar is the proposed builder of the condominium units and it is also the builder of the villas and single family homes within the development. 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 condominiums, as are all of the dwellings in Beechfield, are designed for the active adult over 55 market.

Deletion of 3 Single Family Detached Lots. The revision to SE-4785 to shorten the cul-de-sac of Beechfield Drive and eliminate three lots satisfies the statutory criteria. Section 27-325(n)(1)(B) permits changes required by engineering necessity to grading or related plan elements. The grading issues impacting the construction of the cul-de-sac as originally platted requires the construction of retaining walls and unnecessary infrastructure. As a result, Greenlife has elected to eliminate the three lots. The reduction in the number of lots also allows a unit to be transferred to the condominium site so that all four buildings have an equal number of units.

Overall, this revision results in a reduction of two dwelling units.

Section 27-325 (b). The reduction of three single family homes reduces the gross floor area of the buildings proposed for the special exception. The footprint of the condominium buildings approved with the initial special exception was 168.75 feet by 118 feet. The footprint of the revised condominium buildings is 169 feet by 86 feet, reflecting an additional reduction of gross floor area. Regarding land area covered by a structure other than a building, the cumulative changes to the overall special exception property resulting from prior revisions have amounted to an overall reduction. As reflected on the chart below, SE-4845-01 reduced the land area covered by a structure other than a building by 49,223 square feet. SE-4785-02 increased the land area covered by a structure other than a building by 10,019 square feet. SE-4845-04 revision further increased the land area covered by a structure by 493 square feet. SE-4785-05 increased the land area covered by a structure other than a building by .13 acres. The cumulative reduction in land area covered by a structure other than a building by the 01, 02, 04 and 05 revisions is .76 acres. The proposed revisions in this ROSP-4785-05 further reduce the land area covered by a structure other than a building by 6,309 square feet. Thus, the cumulative reduction in land area covered by a structure other than a building resulting from all of revisions is .9 acres. In conclusion, the proposed revision conforms with the requirements of Section 27-325 (b).

LAND AREA COVERED BY A STRUCTURE OTHER THAN A BUILDING (IMPERVIOUS AREA-NOTE 30)			
Case #	Description of revision	Sqft	Acreage
ROSP-4785-01	SFD & SFA reconfiguration for cemetery preservation	-49,223	-1.13
 ROSP-4785-02	Parcel 2 Revision	+10,019=-39,204	+0.23 = -0.90
 ROSP-4785-04	Clubhouse Revision	+493=-38,711	+0.01 = -0.89
 ROSP-4785-05	Condominium Infrastructure	+5,462=-33,249	+0.13 = -0.76
 ROSP-4785-03	Condominium Architecture & E of Culvert Revision	-6,309=-39,558	-0.14 = 0.90

As revised, the special exception site plan complies with all applicable requirements of Subtitle 27, and with the conditions relating to the use imposed in the approval of the Special Exception as addressed above. The revisions also conform to all conditions of the preliminary plan of subdivision. The approval of the proposed architecture, as required by Condition 22 of the SE-4785 does not impact any of the required findings for approval of a special exception set forth in either Section 27-317 or Section 27-395. Likewise, the elimination of three single family lots has no impact on any of the required findings. For all these reasons, the proposed architecture for the condominium units as well as the elimination of two single family lots and the increase in one condominium unit conform to the requirements of Section 27-325.

8.0 CONCLUSION

The Applicant respectfully requests that SE-4785-03 be approved as set forth above.

Attorney for Applicant

A handwritten signature in blue ink, appearing to read 'THH', with a long horizontal flourish extending to the right.

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



Countywide Planning Division
Historic Preservation Section

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
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301-952-3680

February 27, 2023

MEMORANDUM

TO: Dominique Lockhart, Urban Design Section, Development Review Division

VIA: Thomas Gross, Supervisor, Historic Preservation Section, Countywide Planning Division **TWG**

FROM: Jennifer Stabler, Historic Preservation Section, Countywide Planning Division **JAS**
Tyler Smith, Historic Preservation Section, Countywide Planning Division **TAS**
Amelia Chisholm, Historic Preservation Section, Countywide Planning Division **AGC**

SUBJECT: ROSP-4785-03 Traditions at Beechfield – Enterprise Road

The subject property comprises 83.66 acres and is located in the northeast quadrant of the intersection of Enterprise Road and Route 50 (John Hanson Highway). The subject property is zoned RE and located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* area. The subject application proposes a revision to parcels 3-6 (condominiums) to provide architecture and subsequent infrastructure including drive aisles, parking, water, and sanitary.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* includes goals and policies related to historic preservation (pages 157–165). However, these are not specific to the subject site or applicable to the proposed development. This revision will not affect any historic or archeological resources. However, there are still several conditions from previous applications regarding the artifacts recovered from the Phase I and II surveys, as well as the installation of interpretive signage and fencing around the burial grounds that are still outstanding. Historic Preservation staff recommends approval of ROSP-4785-03 Traditions at Beechfield – Enterprise Road, with no new conditions.

February 28, 2023

MEMORANDUM

TO: Dominique Lockhart, Urban Design

FROM: Joanna Glascoe, Permit Review Section, Development Review Division


SUBJECT: Referral Comments for **ROSP-4785-03 - TRADITIONS AT BEECHFIELD**

1. No comments.

March 22, 2023

MEMORANDUM

TO: Dominique Lockhart, Planner III, Zoning Review Section, Development Review Division

VIA: David A. Green, MBA, Planner IV, Long-Range Planning Section, 
Community Planning Division

FROM: Daniel Sams, Planner III, Neighborhood Revitalization Section, *D.E.F. Sams*
Community Planning Division

SUBJECT: **ROSP 4785-03 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 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

BACKGROUND:

Application Type: Revision of Site Plan to a Special Exception (Prior Zoning Ordinance)

Location: Northeast corner of Enterprise Road and US 50 (John Hanson Highway) intersection

Size: 83.66 acres

Existing Uses: Vacant

Proposal: Revision to Parcels 3-6 (condominiums) to provide architecture and subsequent infrastructure (drive aisles, parking, water, sanitary, et cetera.) Increase the total number of condominium units by one by removing one of the previously approved SFD Lots from the area east of the environmental crossing/culvert as a result of the architecture revision. In total, three lots east of the environmental crossing/culvert have been impacted with two of the lots being eliminated and one being transferred.

GENERAL PLAN, MASTER PLAN, AND SMA:

General Plan: This application is located in the Established Communities. “Plan 2035 classifies existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local Centers, as Established Communities. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met,” (p. 20). The Generalized Future Land Use (GFLU) is Residential Low (PGAtlas.com).

Master Plan: The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Residential Low land uses on the subject property (Map 16, Future Land Use, p. 50). Residential Low is defined as “Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings,” (Table 3, Future Land Use Categories, p. 49).

Planning Area: 71A

Community: Bowie & Vicinity

Aviation/MIOZ: An approximate 32.80-acre portion of the eastern end of the property consisting primarily of Parcels G and H is located in Aviation Policy Area (APA) 6. APA-6, the Traffic Pattern Area, is an oblong area with rounded ends, extending five thousand (5,000) feet from each point along the centerline of the airport runway (Sec. 27-548.35[a][5]). In APA-6, development densities and intensities are the same as in the underlying zone (Sec. 27-548.38[b][5]). No building permit may be approved for a structure higher than fifty (50) feet unless the applicant demonstrates compliance with FAR Part 77. (Sec. 27-548.42[b]).

SMA/Zoning: The 2006 *Approved Sectional Map Amendment for Bowie and Vicinity* retained the subject property in the R-E (Residential-Estate) zone. On November 29, 2021, the District Council approved CR-136-2021, the Countywide Sectional Map Amendment (“CMA”) which reclassified the subject property from the R-E (Residential-Estate) Zone to the RE (Residential Estate) Zone effective April 1, 2022.

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES:

None.

- c: Long-range Agenda Notebook
Frederick Stachura, J.D., Supervisor, Neighborhood Revitalization

March 27, 2023

MEMORANDUM

TO: Dominique Lockhart, Planner III, Zoning Section
VIA: Mridula Gupta, Planner IV, Subdivision Section *MG*
FROM: Antoine Heath, Planner II, Subdivision Section *AH*
SUBJECT: RO SP-4785-03; Traditions at Beechfield – Enterprise Road - REVISED

The subject site considered in this Revision of Special Exception Site Plan RO SP-4785-03 is known as Parcels 3 through 6 of the Traditions at Beechfield subdivision, recorded in the Prince George's County Land Records in Plat Book ME 254 page 95 and, Plat Book ME 255 page 2. The total area of the four parcels is 7.78 acres. The property is zoned Residential Estate (RE) under the current Zoning Ordinance; however, this application is being reviewed pursuant to the prior Zoning Ordinance and prior Residential Estate (R-E) zoning of the subject property.

On July 15, 2018, the District Council approved a planned retirement community with multifamily, townhomes, and single-family detached units and an elder care facility through Special Exception SE-4785. There have been three prior revisions approved to SE-4785. RO SP-4785-01 approved a reduction in the number of single-family residential lots after a cemetery was discovered on the site. RO SP-4785-02 approved a revised site layout for the multifamily building on Parcel 2 of the development. RO SP-4785-04 approved modifications to the clubhouse architecture, parking lot, and sidewalk layout located on Parcel 7. RO SP-4785-05 was filed concurrently with the subject RO SP, and proposes modification to the infrastructure needed to support multifamily condominium development on Parcels 3-6. This RO SP-4785-03 application proposes architecture for the buildings to be constructed on these parcels, as well as a revision to the single-family detached residential lots at the eastern edge of the overall development.

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)). Pursuant to Section 24-4503(a)(1) of the Subdivision Regulations, the site has a certificate of adequacy associated with 4-17018 effective April 1, 2022, which is valid for 12 years. The PPS approved 133 lots and 23 parcels for the development of 491 dwelling units in a planned retirement community, including single-family detached, single-family attached, multifamily rental, and multifamily condominium units. In addition to the 491 dwelling units, the PPS also approved 60 assisted living rooms/units and 32 home care units in an elderly care facility. These 92 assisted living and home care units are not

included in the overall dwelling unit count.

With ROSP-4785-03, the total number of dwelling units for the overall Traditions at Beechfield development is proposed to be reduced from 491 to 489 dwelling units. This change would be achieved by removing three single-family detached lots/dwellings from the east side of the overall development and adding one condominium unit. As a result, there would be 124 condominium units on Parcels 3-6 and 64 single-family detached dwellings within the development. Acreage of two open space parcels abutting the lots is also impacted. The current configuration of the single-family detached lots which wrap around the Beechfield Drive roadway and cul-de-sac was approved with ROSP-4785-01. These lots are known as Lots 14-31 Block G, recorded in Plat Book ME 255 page 1. The proposed revision renumbers these lots to Lots 32-46. The total number of lots is proposed to be reduced by three, to 28. The proposed revision removes a stormwater management (SWM) facility that separated proposed lots at the end of the cul-de-sac. Now the lots are only separated by a trail that will connect to an existing park to the north. There are two open space parcels to the north and south of the lots shown as Parcels H and G on the approved -01 revision, and recorded in Plat Book ME 255 page 4 and Plat Book ME 255 page 4 respectively. Those open space parcels have now increased in acreage, and are now shown as Parcels Y and X.

This ROSP does not increase the lot count, parcel count, or overall dwelling unit count beyond that approved with 4-17018, and so a new PPS is not required at this time. However, a new final plat will be required following approval for the changes to the single-family detached lot layout known as Lots 14-31 Block G, and Parcels G and H.

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 final plats show a PUE departing the east side of Seaside Alder Road and crossing Parcels 3 to 6 from west to east near the north side of the subject site. With this ROSP, the 10-foot-wide PUE crossing Parcels 3-6 is proposed to be replaced with a 5-foot-wide PUE following a slightly different route. The width of PUEs which are not adjacent to roadways is not regulated by the Subdivision Regulations, and so this change is acceptable. The PUE along Seaside Alder Road will remain at 10 feet wide. A new final plat will not be required to change the configuration of the east-west running PUE.

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 and number of dwelling units do not represent a substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings.

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.**

With the subject application, the applicant submitted Stormwater Management (SWM) Concept Plan 21432-2016-1, which was previously approved for the overall Traditions at Beechfield development on April 1, 2020. It is noted that this SWM approval expires April 1, 2023. The Environmental Planning Section should review the SWM Concept Plan for conformance to this condition.

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 Urban Design 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 within the maximum approved by the PPS, and there is no change proposed to the elderly care facility, the trip cap of this site should not be exceeded. 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)(I)(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.

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.**

Limited Detailed Site Plan DSP-20033 was previously approved on May 31, 2022 for the recreational facilities located on Parcel 7, as required by this condition.

Special Exception application SE-4785 was approved subject to 23 conditions. The conditions relevant to the subject application and related to Subtitle 24, Subdivision Regulations 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:**

- 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.**

At the time of SE-4785, a Phase I and II Noise Analysis (originally dated August 28, 2017, revised January 22, 2018) was submitted. At the time of ROSP-4785-01, a revised Phase I and II Noise analysis dated January 20, 2021, was submitted. In accordance with Condition 1.r. of the special exception, the noise analyses evaluated the mitigation required in order to ensure that all outdoor activity areas in the development would be exposed to noise levels of 66 dBA Leq or less. This standard was approved in lieu of the 65 dBA Ldn standard typically used during development review. There are no outdoor activity areas on Parcels 3-6 which require mitigation.

- s. **All plans shall be revised by the Applicant to reflect the approved outdoor noise mitigation measures including location, height, and materials.**

No noise mitigation measures other than those for the building interiors are needed on Parcels 3-6. Interior noise mitigation is required by Condition 12 of SE-4785, discussed below.

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 standard of 45 dBA Ldn.**

Conformance to this condition shall be reviewed prior to approval of building permits by the Urban Design Section.

Additional Comments:

1. A 300-foot lot depth line should be shown on lots adjacent to John Hanson Highway (US 50).

Conditions:

1. Prior to signature approval, this revision of site plan for a special exception (ROSP) shall be revised to provide a 300-foot lot depth dimension along lots adjacent to John Hanson Highway (US 50).

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 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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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Countywide Planning Division
 Environmental Planning Section

301-952-3650

March 27, 2023

MEMORANDUM

TO: Dominique Lockhart, Planner III, Zoning Section, DRD

VIA: Maria Martin, Acting Supervisor, Environmental Planning Section, CWPD *MM*

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

SUBJECT: **Traditions at Beechfield; ROSP-4785-03 and TCP2-014-2017-03**

The Environmental Planning Section (EPS) has reviewed the plans for ROSP-4785-03 and the Type 2 Tree Conservation Plan (TCP2-014-2017-03). The EPS has provided the conditions listed at the end of this memorandum for your consideration as part of any approval of ROSP-4785-03 and TCP2-014-2017-03.

BACKGROUND

The EPS 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 Broad	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
ROSP-4785-01	TCP2-014-2017-01	Planning Board	Approved	7/15/2021	2021-96
NRI-041-08-02	N/A	Staff	Approved	10/7/2021	N/A

Review Case #	Associated Tree Conservation Plan #	Authority	Status	Action Date	Resolution Number
ROSP-4785-02	TCP2-014-2017-02	Planning Board	Approved	12/16/2021	2021-151
ROSP-4785-03	TCP2-014-2017-03	Planning Board	Pending	Pending	Pending
ROSP-4785-04	TCP2-014-2017-02	Planning Director	Pending	Pending	Pending

PROPOSED ACTIVITY

The current application is to provide architecture and subsequent infrastructure to Parcels 3-6. Additionally, this application increases the total number of condominium units by one. Three lots were impacted by this revision; one lot use was transferred to the condominium and two lots were eliminated.

GRANDFATHERING

The project is subject to the environmental regulations contained in Subtitle 25 and prior Subtitles 24 and 27 that came into effect on September 1, 2010, because the project is subject to Preliminary Plan of Subdivision (PPS) 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 U.S. Route 50 overpass. A review of available information, and as shown on the approved natural resources inventory (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 Western Branch is identified by DNR as a Stronghold Watershed. The onsite stream is not in a Tier II catchment area. 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 (U.S. 50), a designated Freeway. Both roadways are regulated for noise with respect to residential uses. Enterprise Road is a 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. The conditions of approval

which were environmental in nature were either addressed prior to certification or carried forward to be addressed at the appropriate stage 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 (SE) Site Plan and the Type 2 Tree Conservation Plan (TCP2-014-2017), except for conditions to occur at the time of permitting.

Conformance with ROSP-4785-01 and TCP2-014-17-01 Zoning Ordinance No. 2021-96

The following conditions apply during the preparation and review of the SE.

8. Prior to certification of the TCP2, the NRI shall be revised to reflect the limits of the newly discovered cemetery.

This condition was met. An approved NRI showing the newly discovered cemetery was submitted with this application.

9. 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.

This condition was met and TCP2-014-2017-01 was signed and certified.

11. 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.

This condition will be met at the time of permit.

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.

This condition was met and TCP2-014-2017-01 was signed and certified.

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.

This condition will be met at the time of permit.

Conformance with ROSP-4785-02 and TCP2-014-17-02

The following conditions apply during the preparation and review of the SE.

2. Prior to certification of the TCP2, the following note shall be placed below the Specimen Tree Table:

“This plan is in accordance with the following variances from the strict requirement of Subtitle 25 approved by the Planning Board on September 28, 2017 for the removal of the following specified trees (Section 25-122(b)(1)(G): 1-6, 11, 12, 50-56, 61-66, 68-70, 76-80, 83-98, and 101, and the variance approved by the Planning Board on March 8, 2018 for the removal of specimen 57.”

This condition was met and TCP2-014-2017-02 was signed and certified.

- 3. 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.**

This condition will be met at the time of permit.

- 4. 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.**

This condition was met and TCP2-014-2017-01 was signed and certified.

- 5. Prior to the issuance of the first permit relying on ROSP-4785-02, the Final Erosion and Sediment Control Plan shall be submitted. The limits of disturbance shall be consistent between the plans.**

This condition will be met at the time of permit.

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

The site is located within the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*. It is mapped as Regulated and Evaluation Areas within the *Countywide Green Infrastructure Plan*. The application is subject to the required findings for a SE, including the 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-Mitchellville and Vicinity Approved Master Plan

The site is in the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*, which includes applicable goals, policies, and strategies. The following policies are applicable to the current project regarding natural resources preservation, protection, and restoration. The text in **BOLD** is the text from the Master Plan, and the plain text provides comments on plan conformance.

Natural Environment Section

Green Infrastructure

Policy NE 1: Ensure that areas of connectivity and ecological functions are maintained, restored, or established during development or redevelopment.

Strategies:

NE 1.1 Use the green infrastructure network as a guide to decision-making, and as an amenity in the site design and development review processes.

The ROSP can be found in conformance with the 2017 *Green Infrastructure Plan*. Protection of green infrastructure elements and REF of the site will be further evaluated with future development applications.

Policy NE 2: Preserve, in perpetuity, Nontidal Wetlands of Special State Concern (NTWSSC) within Bowie-Mitchellville and Vicinity (see Map 41. Nontidal Wetlands of Special State Concern (NTWSSC)—2017).

Strategies:

NE 2.1 Continue to protect the NTWSSC and associated hydrologic drainage area located within the following areas:

- **The Belt Woods Special Conservation Area**
- **Near the Huntington Crest subdivision south of MD 197, within the Horsepen Branch Watershed.**
- **In the northern portion of Bowie Mitchellville and Vicinity adjacent to the Patuxent Research Refuge and along the Patuxent River north of Lemon Bridge Road.**

There are no NTWSSC within the vicinity of this property, as mapped on Map 41 of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*.

Stormwater Management

Policy NE 3: Proactively address stormwater management in areas where current facilities are inadequate.

This project will be subject to SWM review and approval by the Department of Permitting, Inspections and Enforcement (DPIE). An approved SWM concept plan (#21432-2016-01) was submitted with this application, which shows the use of numerous (approximately 46) micro bioretention areas and submerged gravel wetlands (approximately 6). The SWM concept will need to be revised to reflect the

change in layout. A final SWM design plan in conformance with County and state laws will be required prior to issuance of any grading permits for this site.

Forest Cover/Tree Canopy Coverage

Policy NE 4: Support street tree plantings along transportation corridors and streets, reforestation programs, and retention of large tracts of woodland to the fullest extent possible to create a pleasant environment for active transportation users including bicyclists and pedestrians.

Strategies:

NE 4.1 Use funding from the Prince George's County Woodland Conservation Fund to reverse the decrease in tree canopy coverage in Folly Branch, Horsepen Branch, and Upper Patuxent River watersheds through reforestation programs.

NE 4.2 Plant street trees to the maximum extent permitted along all roads and trail rights-of-way (see Transportation and Mobility).

NE 4.3 Increase City of Bowie's funding for the Emerald Ash Borer Abatement Program.

Development of this site is subject to the WCO requirements and the tree canopy coverage requirements. The TCP2 submitted with the ROSP shows approximately 4.83 acres of woodland will be preserved. Additionally, 0.98 acres of afforestation, 1.64 acres of landscape credits, and 6.08 acres of forest enhancement will occur on site. Street tree planting requirements will be reviewed by the Department of Public Works and Transportation (DPW&T).

Impervious Surfaces

Policy NE 5: Reduce urban heat island effect, thermal heat impacts on receiving streams, and reduce stormwater runoff by increasing the percentage shade and tree canopy over impervious surfaces.

Strategies:

NE 5.1 Retrofit all surface parking lots using ESD and best stormwater management practices when redevelopment occurs. Plant trees wherever possible to increase tree canopy coverage to shade impervious surfaces, to reduce urban heat island effect, limit thermal heat impacts on receiving streams, and slow stormwater runoff (see TM 11.1).

NE 5.2 Retrofit streets pursuant to the 2017 DPW&T Urban Streets Design Standards as recommended in the Transportation and Mobility Element, which include increased tree canopy cover for active transportation comfort and stormwater management practices.

Development of the site will be subject to the current SWM regulations, which require that environmental site design (ESD) be implemented to the maximum extent practicable (MEP). Development of this site will be subject to the current woodland conservation ordinance requirements, including the tree canopy coverage requirement. Street tree planting requirements will be reviewed by the DPW&T.

Climate Change

Policy 6: Support local actions that mitigate the impact of climate change.

Strategies:

NE 6.1 Support implementation of the City of Bowie Climate Action Plan 2020-2025 and the Metropolitan Washington 2030 Climate and Energy Action Plan.

NE 6.2 Continue to support and promote the Prince George's Climate Action Commission as per Council Resolution CR-7-2020 to develop a Climate Action Plan for Prince George's County to prepare for and build resilience to regional climate change impacts, and to set and achieve climate stabilization goals.

Development of this site is subject to the current woodland conservation ordinance and tree canopy coverage requirements. The presence of woodland and tree canopy, particularly over asphalt and other developed surfaces, are proven elements to lessen climate impacts of development and the associated heat island effect, which are known contributors to climate change.

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-041-08-02) was submitted with the application. The NRI was updated and approved on October 7, 2021. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the PMA.

Woodland Conservation

This site is subject to the provisions of the WCO because there are prior TCP approvals associated with the site. As currently required for SE applications, a TCP2 was submitted (TCP2-014-2017-03) 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 was 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 the 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

Type 2 tree conservation plan 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 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 occur 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

Stormwater Management (SWM) concept plan 21432-2016-01 was submitted, which shows the use of numerous (approximately 46) micro-bioretenion 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 Permitting, Inspections, and Enforcement (DPIE) has indicated that they have no objections to the construction of a culvert at the stream crossing. The approved SWM concept plan is not consistent with the layout of the SE plan for this revision or the revised TCP2. The SWM concept plan shall be revised to be consistent with the proposed layout changes made with this SE revision.

Soils

The predominant soils found to occur according to the U.S. 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. Marlboro and Christiana clays are not found to occur on this property.

The revised SE plan shows a retaining wall with a maximum height of 13.5 feet behind Lots 36 through 42. A global stability analysis shall be performed on the cross-section of the walls in accordance with Prince George's County requirements, Techno-Gram 002-2021. The wall design package, including plans, drawings, calculations, internal/external/global stability analysis, etc., shall be submitted and reviewed by DPIE at time of the retaining wall building permit process.

Erosion and Sediment Control

The County requires the approval of an Erosion and Sediment Control Plan. The TCP must reflect the ultimate limits of disturbance (LOD) 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 LOD for the project can be verified and shown on the revised TCP2.

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The EPS 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 (SE) 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) were 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 were 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 signature approval of the TCP2, an approved revised stormwater concept plan shall be submitted that is consistent with the layout shown on the TCP2 and the SE plan that were submitted with this case.
2. 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 were complied with, and associated mitigation plans.
3. Prior to the issuance of the first permit relying on ROSP-4785-03, the Final Erosion and Sediment Control Plan shall be submitted. The LOD shall be consistent between the plans.
4. A retaining wall design package including plans, drawings, calculations, internal/external/global stability analysis, etc. shall be submitted and reviewed by DPIE at time of the retaining wall building permit for the retaining wall behind Lots 36 through 42.


Countywide Planning Division
Transportation Planning Section


301-952-3680

March 24, 2023

MEMORANDUM

TO: Dominique Lockhart, Development Review Division

FROM: Benjamin Ryan, Transportation Planning Section, Countywide Planning Division


VIA:  Crystal Saunders Hancock, Transportation Planning Section, Countywide Planning Division

SUBJECT: ROSP-4785-03: Traditions at Beechfield

Proposal:

The subject application is a revision to a special exception (ROSP) which seeks approval of architecture for the four multifamily buildings on-site and the transference of one single-family dwelling unit to the multifamily buildings, which would bring the total number of multifamily dwelling units to 124 between the four buildings.

Prior Conditions of Approval:

The site is subject to Special Exception SE-4785, ROSP-4785-01-02, and Preliminary Plan of Subdivision 4-17018. As discussed above, the subject ROSP application is for architecture for the four multifamily buildings on-site and the transference of one single-family dwelling unit to the multifamily buildings. There are no conditions of approval related to transportation adequacy, access and circulation, or multimodal improvements that impact the subject application.

Master Plan Compliance

Master Plan Roads

This application is subject to 2009 *Approved Countywide Master Plan of Transportation* (MPOT) as well as the 2022 *Approved Bowie-Mitchellville and Vicinity Plan*. The subject site contains frontage along US-50 (F-4) along its southern bounds and Enterprise Road (A-27) along its western bounds. Direct access to the site is provided along Beechfield Drive, which originates along Enterprise Road, running west to east through the development before culminating at the eastern bounds of the subject site.

Master Plan Pedestrian and Bike Facilities

The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) contains the following recommended bicycle or pedestrian facilities associated with the subject application:

Recommended Bicycle Lane: Enterprise Road

The bicycle and pedestrian facility listed above was evaluated with the review of 4-17018 and SE-4785. Staff review of those projects recommended a shared-use path along the subject property's frontage of Enterprise Road, which is accurately displayed on the subject application.

Transportation Planning Review

As discussed above, the subject application proposes architecture for the four multifamily buildings on-site and the transference of one single-family dwelling unit to the multifamily buildings.

Additionally, some of the surface parking has been changed. There are now 98 surface parking spaces and 80 parking spaces have been relocated to the multifamily buildings. An updated parking schedule has been provided detailing these changes in overall parking. Staff finds the applicant's proposed changes in parking to be suitable.

Conclusion:

Overall, from the standpoint of the Transportation Planning Section it is determined that this plan is acceptable.