

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



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

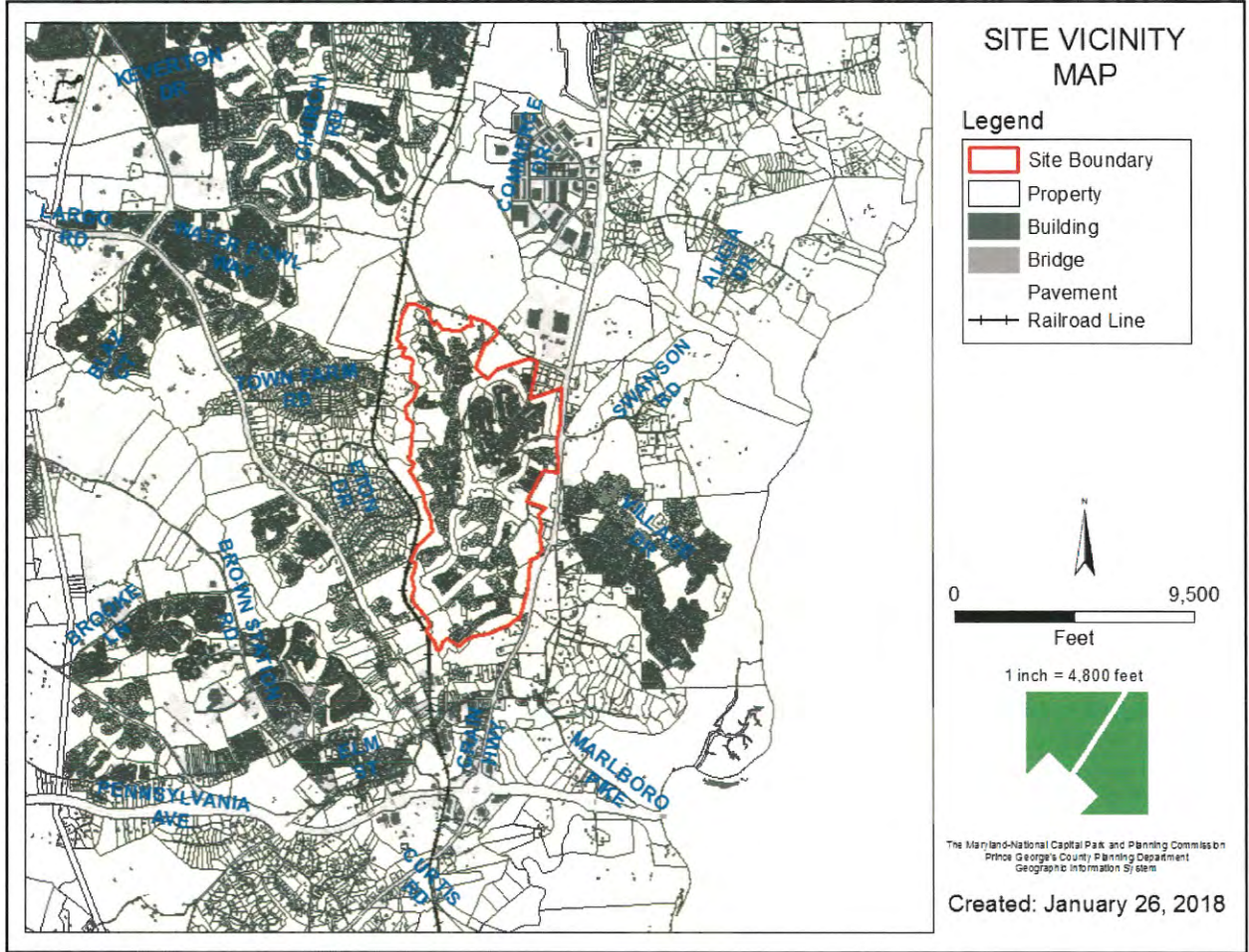
Specific Design Plan

SDP-0416-07

Application	General Data	
Project Name: Beech Tree, South Village, Sections 4 and 5 Location: West side of US 301 (Robert S. Crain Highway), south of Leeland Road. Applicant/Address: VOB Limited Partnership 8245 Boone Boulevard, Suite 550 Vienna, VA 22182	Planning Board Hearing Date:	06/07/18
	Staff Report Date:	05/29/18
	Date Accepted:	04/23/18
	Planning Board Action Limit:	07/02/18
	Plan Acreage:	41.32
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	79
	Council District:	06
	Election District:	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13

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

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



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0416-07
Beech Tree, South Village, Sections 4 and 5

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

EVALUATION

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

- a. The requirements of Zoning Map Amendment A-9763-C;
- b. The requirements of the Prince George's County Zoning Ordinance, specifically,
 - (1) Section 27-511 governing development in the Residential Suburban Development (R-S) Zone;
 - (2) Section 27-528(a) regarding the required findings for specific design plans;
- c. The requirements of Comprehensive Design Plan CDP-9706;
- d. The requirements of Preliminary Plan of Subdivision 4-99026;
- e. The requirements of Specific Design Plan SDP-0416 and its amendments;
- f. The requirements of the 2010 *Prince George's County Landscape Manual*;
- g. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance;
- h. The requirements of the Prince George's County Tree Canopy Coverage Ordinance;
- i. Referral comments.

FINDINGS

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

1. **Request:** This amendment to a specific design plan (SDP) requests approval to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 5 and 6 of Beech Tree, in the Residential Suburban Development (R-S) Zone.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone	R-S	R-S
Uses	Single-family detached and attached residential	Single-family detached and attached residential
Acreage (in the subject SDP)	41.32	41.32

3. **Location:** The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0416 in South Village, Sections 4 and 5, is located in the southeastern portion of Beech Tree development, along the southern boundary.
4. **Surrounding Uses:** The Beech Tree development, as a whole, is bounded to the north by residential and agricultural land use in the Residential-Agricultural (R-A) Zone and Leeland Road; to the east by residential land use in the R-A Zone and US 301; to the west by residential and agricultural land use in the Residential-Estate (R-E) and Residential Low Development (R-L) Zones; and to the south by residential land use in the R-S Zone. The subject South Village, Sections 4 and 5, is bounded to the north by other sections of the Beech Tree development; to the west and south by the Beech Tree golf course, with residential land use beyond; and to the east by residential land use.
5. **Previous Approvals:** The overall site is known as Beech Tree, which was rezoned by the Prince George’s County District Council on October 9, 1989 (Zoning Ordinance No. 61-1989) from the R-A Zone to the R-S Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 was approved by the District Council for the entire Beech Tree development, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision (PPS) were reviewed and approved. Only Preliminary Plan of Subdivision 4-99026, approved by the Prince George’s County Planning Board on September 9, 1999 and formalized in PGCPB Resolution No. 99-154, is relevant to the subject property.

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

The original Specific Design Plan SDP-0416 was approved by the District Council on September 18, 2006, subject to 15 conditions, for 84 single-family detached units. The subsequent revision, SDP-0416-02, was approved by the District Council on February 11, 2013, subject to 8 conditions, for a total of 105 single-family detached units. Specific Design Plan SDP-0416-03 was approved by the District Council on October 17, 2016, subject to 6 conditions, to replace 53 previously approved single-family detached lots in Section 5 with 141 single-family attached lots, and no changes to Section 4. Specific Design Plan SDP-0416-04 was approved by the Planning Director on May 1, 2017, to add two new townhouse models by Ryan Homes, the McPherson and the Easton. Specific Design Plan SDP-0416-05 was approved by the Planning Director on April 5, 2017, to add a new townhouse model by DR Horton Homes, the Royal. Specific Design Plan SDP-0416-06 to remove a retaining wall between a homeowners association parcel and Lots 21 and 22 is currently pending.

6. **Design Features:** This SDP proposes to add a new Haverford Homes townhouse model, the Coltrane, to the approved architecture for Sections 4 and 5 of SDP-0416 of the overall Beech Tree development.

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

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

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

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

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

COMPLIANCE WITH EVALUATION CRITERIA

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

16. The District Council shall review the comprehensive and specific design plans for approval.

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

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

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

The required legible overall plan of the Beech Tree project, including all phase or section numbers and SDP numbers, is included on the cover sheet of this SDP.

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

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

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

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

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

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

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

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

9. **Preliminary Plan of Subdivision 4-99026:** The Preliminary Plan of Subdivision, 4-99026, governing the subject site was approved by the Planning Board on October 14, 1999 (PGCPB Resolution No. 99-154), subject to 22 conditions. None of the conditions of the PPS approval are applicable to the subject SDP.
10. **Specific Design Plan SDP-0416 and its amendments:** Specific Design Plan SDP-0416 for South Village, Sections 4 and 5, was approved by the District Council on September 18, 2006, subject to 15 conditions, for 84 single-family detached units. A proposed first revision was never approved for the project, so there are no requirements from that revision which warrant evaluation in the subject case. The subsequent revision, SDP-0416-02, was approved by the District Council on February 11, 2013, subject to 8 conditions, for a total of 105 single-family detached units. Specific Design Plan SDP-0416-03 was approved by the District Council on October 17, 2016, subject to 6 conditions, for a total of 52 single-family detached and 141 single-family attached residential dwellings on the subject property. The relevant conditions of SDP-0416-03 are included below in **boldface** type, followed by staff comment:

1. Prior to certification of the Specific Design Plan (SDP), the applicant shall:

- n. **The following dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s) and a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco:**

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

All three architectural elevations proposed in the subject SDP amendment include dormer windows or reverse gable and a full front façade (excluding gables, windows, trim, and doors) constructed of brick.

- o. **At a minimum, the following townhouse lots shall be treated as highly-visible units: Block I, Lots 1, 36, 37, 54, 55, 81, 92, 97, 107, 116, 117, 127, 131 and 141. Every side elevation for these lots shall display architectural features as follows:**

- (1) **Full brick, stone, or stucco (gable area may be siding) combined with no less than five windows and one entry door; or brick or stone from ground level up to the first-floor level, combined with no less than six windows and one entry door;**

- (2) **A substantial architectural feature, such as a bay window or multi-window fenestration that includes at least three window elements; and**
- (3) **Two additional enhancements such as shutters, gable louver, full width cornice, covered entry/stoop, or no more than one brick window infill.**

In accordance with this condition, the highly-visible elevations are designed with full brick, combined with a minimum of eight windows, a decorative window, shutters, and a gable louver.

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

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

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

This condition will remain applicable to the subject architecture per a condition of approval of this application.

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

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

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

- 6. The following architectural requirements shall apply to the single-family attached units in Section 5, as listed:**

- a. The following lots shall have rear decks in Block I: Lots 1–82, 86, 87, 91, 92, 93, 96, 97, 98, 102, 103, 106, 107, 108, 111, 112, 115, 116, 117, 118, 121, 122, 126, 127, 128–132, and 138-141.**

All three proposed elevations of the Coltrane model have an optional deck feature.

- b. The following lots shall have pergolas in Block I: Lots 1, 7, 8, 13, 14, 19, 20, 25, 26, 31, 32, 36, 37, 42, 43, 48, 49, 54, 55, 60, 61, 67, 68, 74, 75, 81, 82, 86, 87, 92, 93, 97, 98, 102, 103, 106, 107, 111, 112, 116, 117, 121, 122, 127, 128, 131, 132, 138, 139, and 141.**

All three proposed elevations of the Coltrane model have optional pergolas.

- c. **The following lots shall have side entry units in Block I: Lots 1, 36, 37, 54, 55, 74, 75, 81, 92, 97, 107, 111, 112, 116, 117, 127, 131, 132, 138, and 141.**

The proposed Coltrane model has a side entry option associated with each elevation.

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

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

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

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

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

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

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

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

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

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

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

The addition of a townhouse model to the approved architecture for the project will not affect prior findings of conformance with approved Type II Tree Conservation Plan TCP II-026-12-01. Therefore, it may be said that the plan is in conformance with an approved Type 2 tree conservation plan, in accordance with this requirement.

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

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

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

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0416-07 for Beech Tree, South Village, Sections 4 and 5, subject to the following conditions:

1. All architectural conditions in the Prince George’s County District Council’s approval of Specific Design Plan SDP-0416-03 apply to the subject Haverford Homes Coltrane model.

2. The specific design plan shall be updated to reflect that this is the seventh revision of Specific Design Plan SDP-0416.
3. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section, as designee of the Planning Board, that the prices of the proposed townhouse dwelling units will not be lower than the following range (in 1989 dollars):

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

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

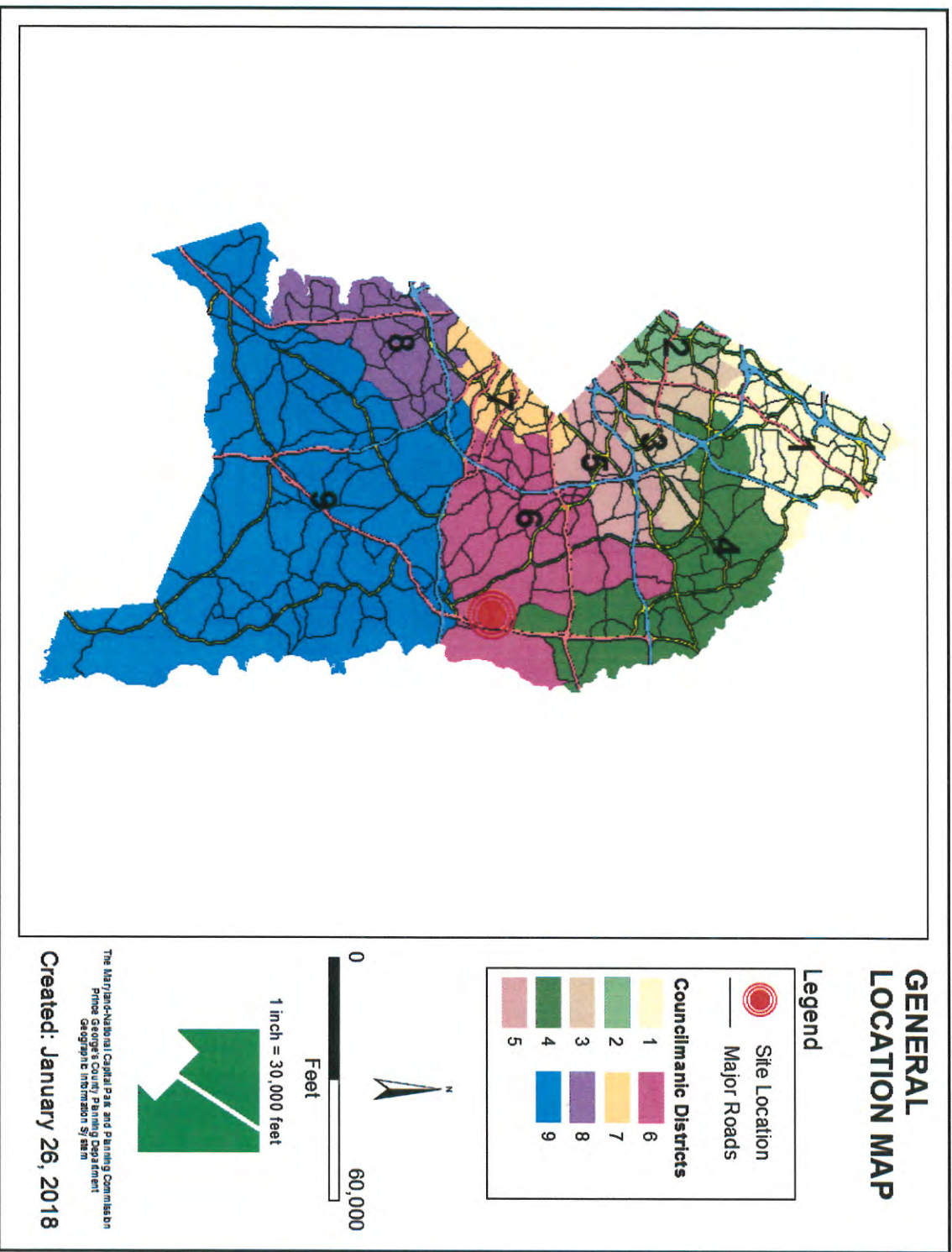
Single-Family Attached: \$150,000–200,000+

ITEM:

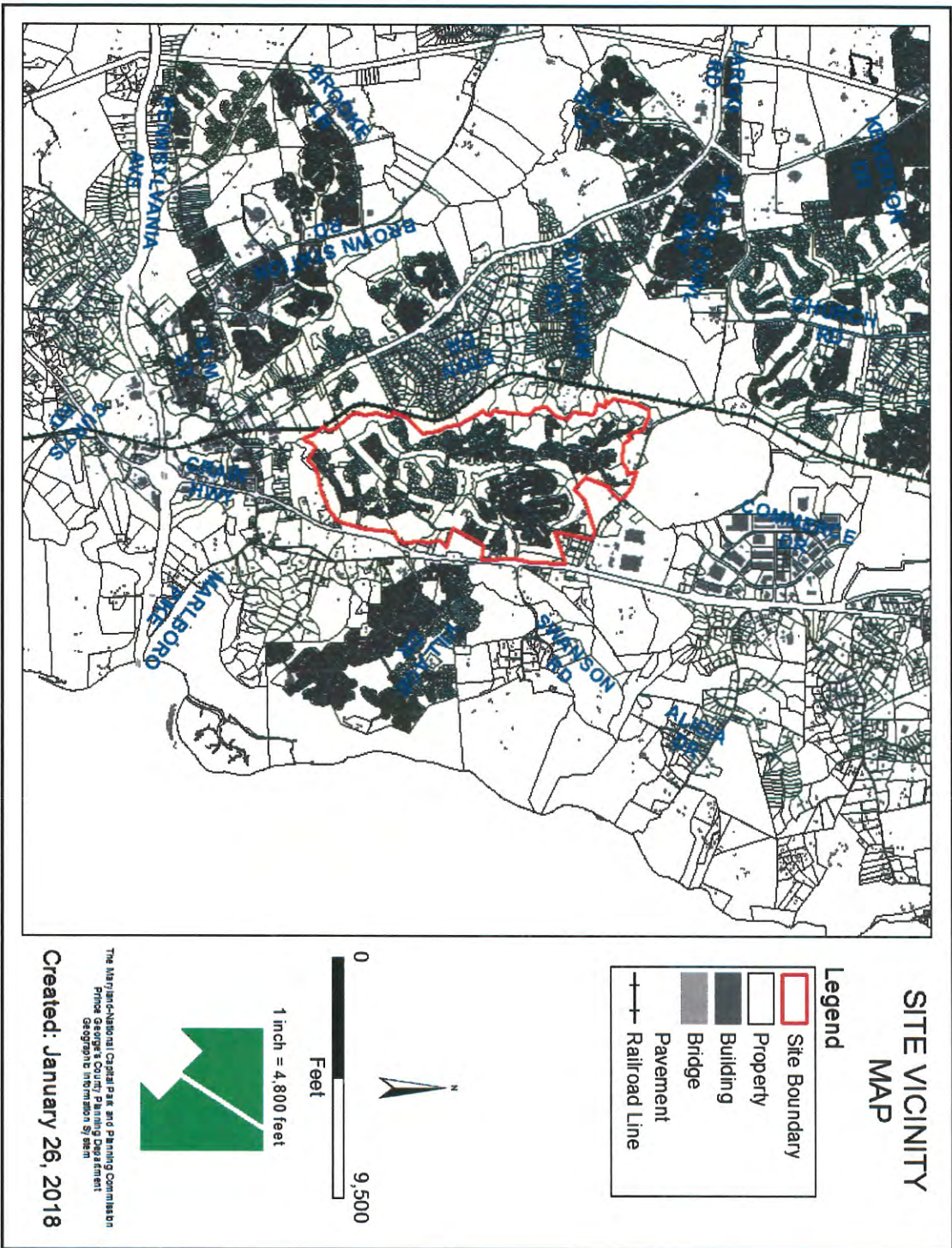
CASE: SDP-0416-07

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

GENERAL LOCATION MAP

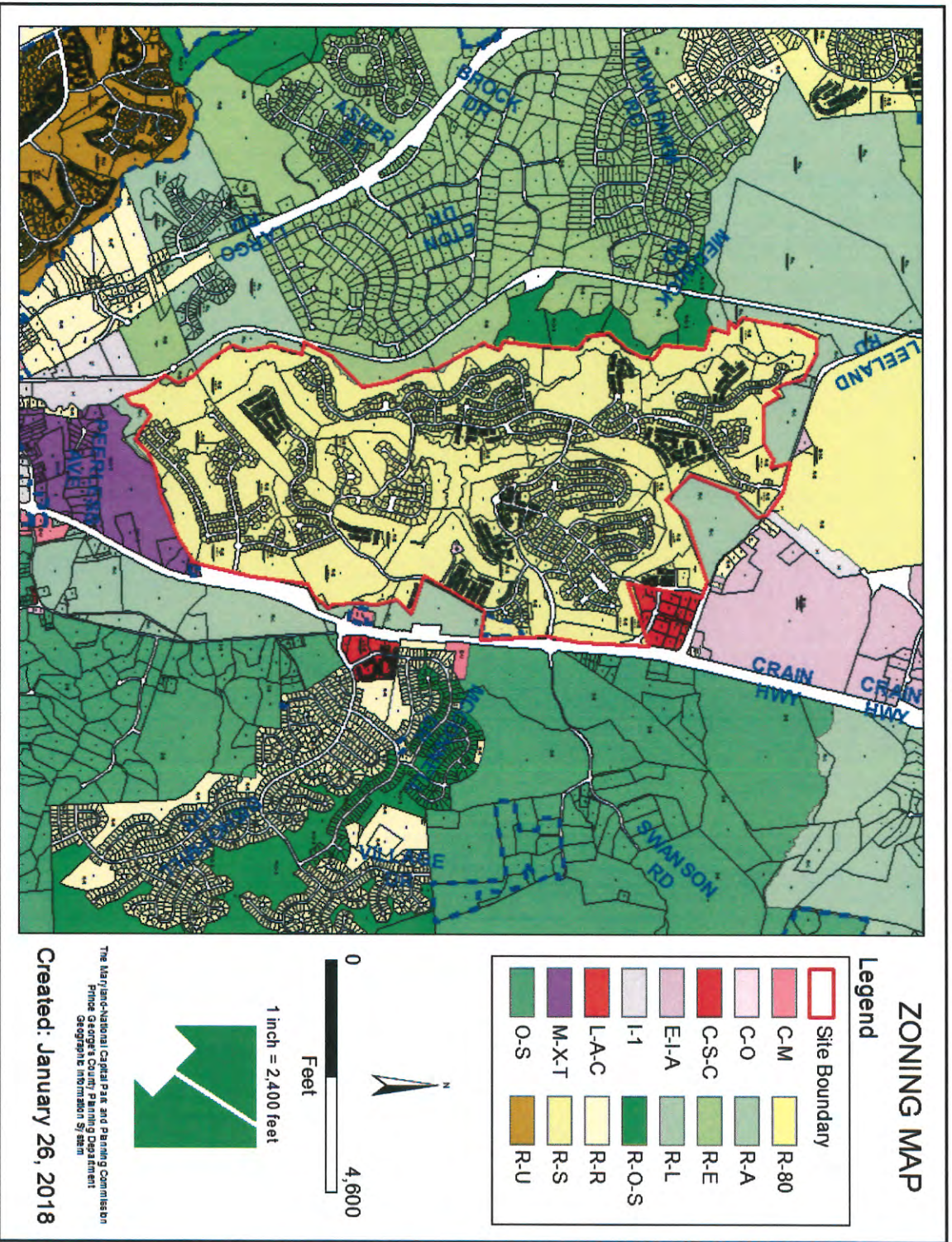


SITE VICINITY



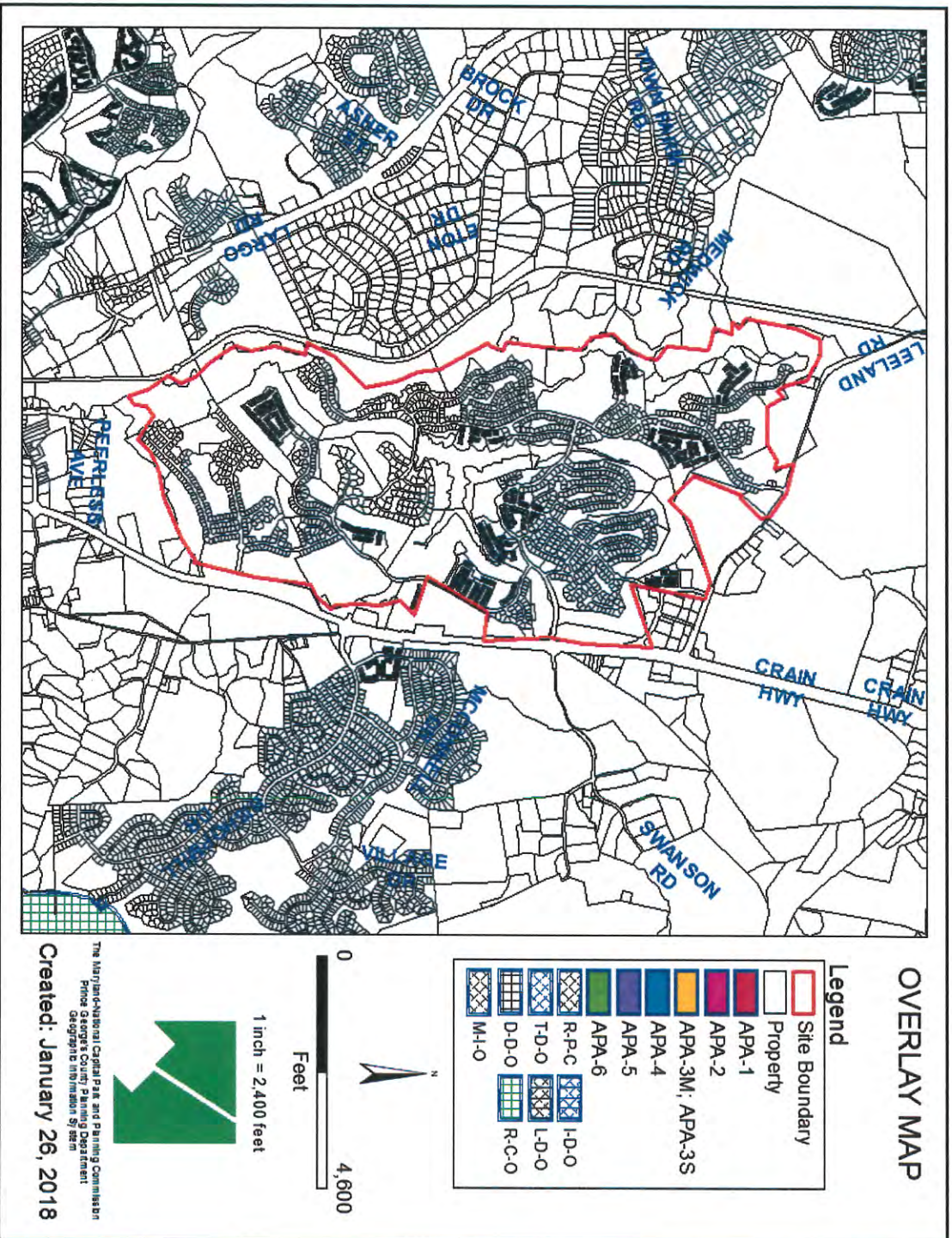
ZONING MAP

Case # SDP-0416-07

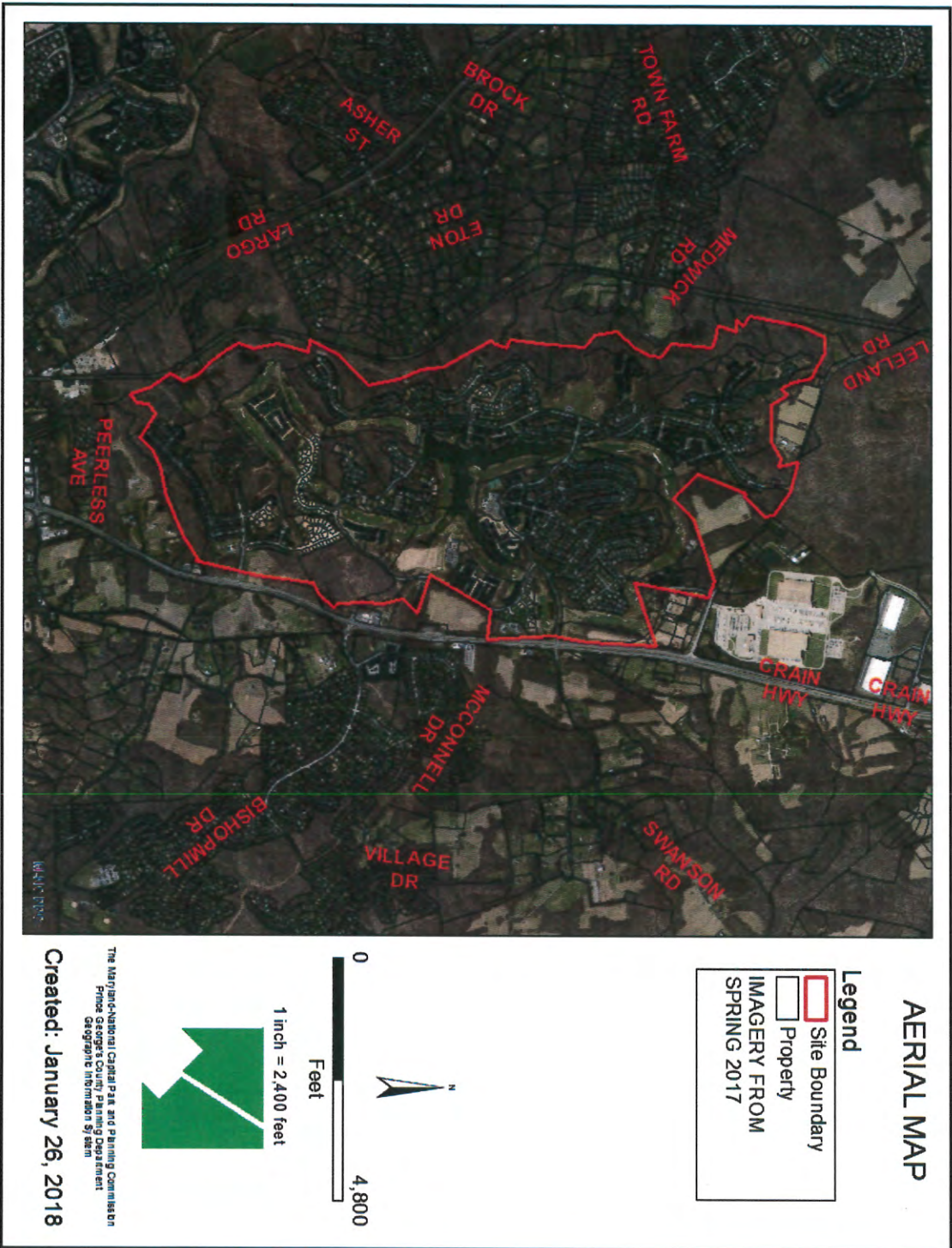


OVERLAY MAP

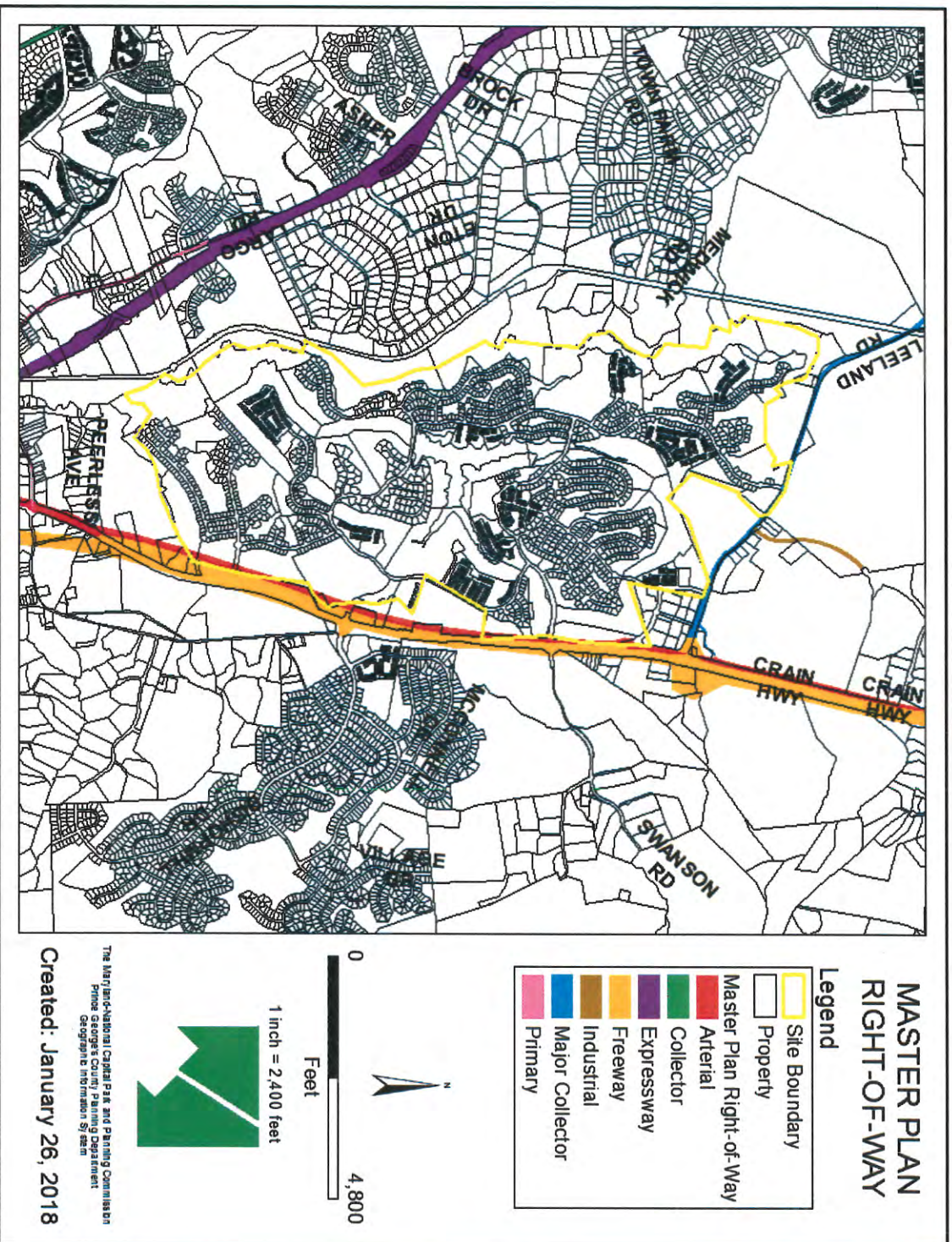
Case # SDP-0416-07



AERIAL MAP



MASTER PLAN RIGHT-OF-WAY MAP



OVERALL SITE PLAN

Case # SDP-0416-07



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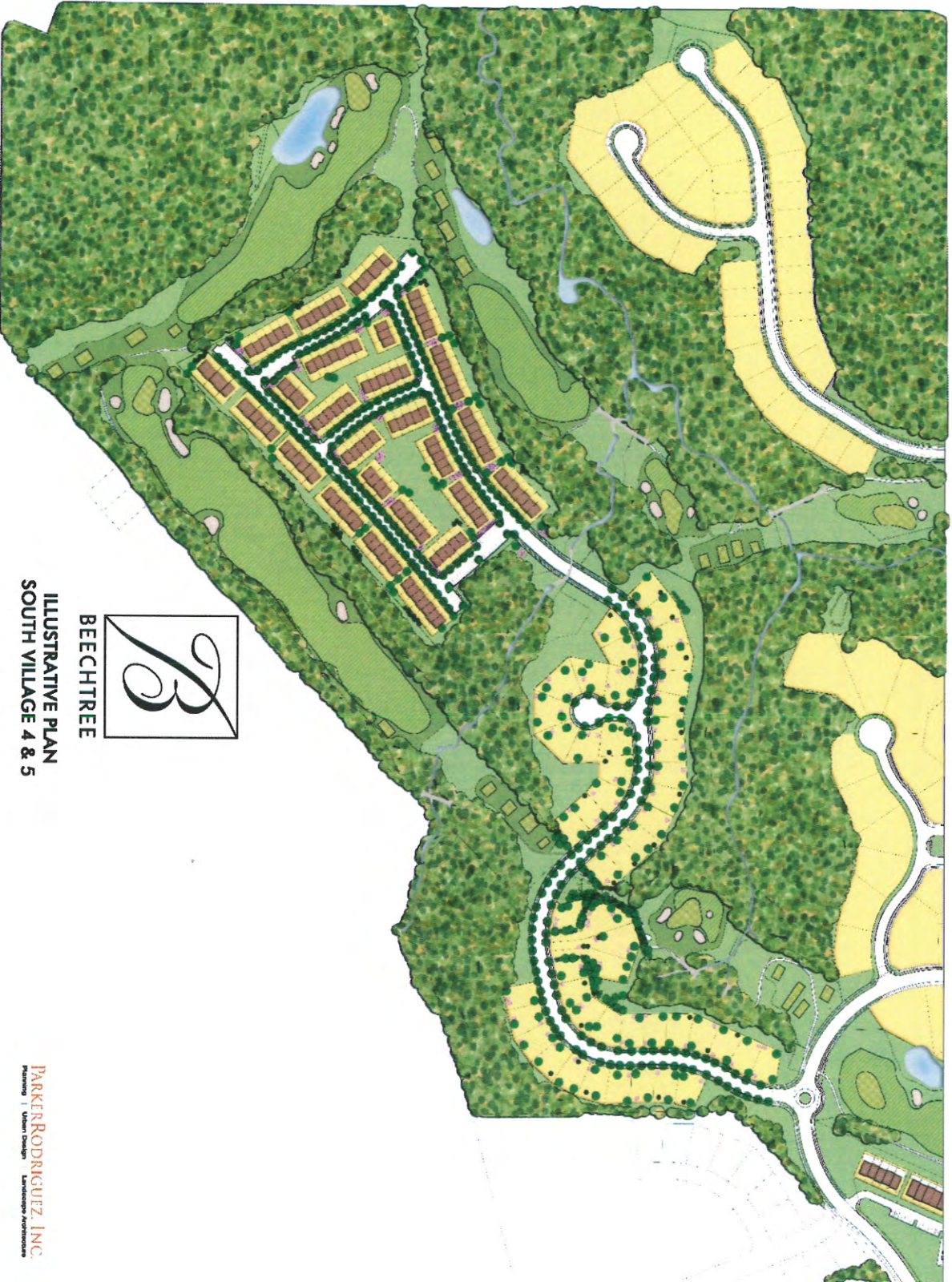
BECHTEL



This plan is for informational purposes only. It is not intended to be used as a contract document.



SOUTH VILLAGE 4 & 5 ILLUSTRATIVE PLAN



BEECHTREE

ILLUSTRATIVE PLAN
SOUTH VILLAGE 4 & 5

PARKER RODRIGUEZ, INC.
PLANNING | URBAN DESIGN | LANDSCAPE ARCHITECTURE



ARCHITECTURAL RENDERING FRONT



ARCHITECTURAL RENDERING REAR



ARCHITECTURAL RENDERING SIDE



Case No.: SDP-0416-03 Beech Tree
South Village, Sec. 4 & 5

Applicant: VOB Limited Partnership

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

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument in this matter, that the application to amend previously approved Specific Design Plan 0416-03, for Beech Tree, South Village, Section 4 & 5, located in the southeastern portion, along the southern boundary of Beech Tree development (41.32 acres; R-S Zone), to replace 53 previously approved single-family detached lots in Section 5 with 141 single-family attached lots, which does not proposed any changes in previously approved Section 4 of South Village, Beech Tree development, be and the same is hereby AFFIRMED.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Prince George's County Code, the District Council adopts the findings and conclusions set forth by Planning Board in PGCPB Resolution No. 16-84.

Approval of SDP-0416-03 is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
 - a. Provide a revised tracking chart on the coversheet of the SDP to differentiate between the approvals within each of the preliminary plans of subdivision (PPS), noting if the lot is within PPS 4-98063, 4-99026, or 4-00010.
 - b. Provide a plan note to indicate conformance with construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - c. Provide a plan note to indicate the applicant's intent to conform to

construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

- d. Provide a note on the SDP requiring that all structures be fully equipped with a fire suppression system built in accordance with National Fire Protection Association (NFPA) Standard 13D and all applicable County laws and regulations.
- e. Provide the distance between each group of townhouse lots on the plan.
- f. Show and indicate that all proposed exterior light fixtures are full cut-off luminaires.
- g. Revise the Section 4.7 landscape schedule for Bufferyard 4 to match the landscape plan and show the requirements being fully met.
- h. Revise the Section 4.6 landscape schedules to match the landscape plan and show the requirements being fully met for all applicable lots.
- i. Revise the Type II tree conservation plan (TCPII) as follows or provide the following information:
 - (1) The overall woodland conservation worksheet shall be revised to indicate how the full woodland conservation requirement will be provided on-site.
 - (2) All SDPs and TCPIIs requiring revision to demonstrate how the full woodland conservation requirement is met on-site, shall be revised and certified.
 - (3) The TCPII number in the correct format, TCPII-026-12, shall be shown on all plan sheets.
 - (4) Retaining walls shall have a ten-foot-wide zone clear of woodland conservation for maintenance purposes at the top of the wall and the bottom of the wall. These areas shall not be credited as woodland conservation and shall be assumed cleared.
 - (5) All proposed retaining walls shall be clearly identified and top and bottom elevations shall be provided.
 - (6) A ten-foot-wide zone clear of trees shall be shown

from all townhouse lot lines to demonstrate clear access around all sides of a townhouse stick.

- (7) Acer rubrum, red maple, is an overplanted species included in the planting schedule. A different major native shade tree shall be substituted for the red maple.
 - (8) A permanent tree protection device shall be shown along the vulnerable edges of all afforestation/reforestation, including those adjacent to road rights-of-way.
 - (9) Preservation areas shall not be shown in storm drain easements or utility easements, and these areas shall be assumed to be cleared.
 - (10) The location of perpetual woodland conservation signage shall be shown on the plans.
 - (11) Areas of woodland conservation which are less than 35 feet in width shall be eliminated from the plan.
 - (12) A revised stormwater management concept approval number for the current application shall be included in the notes.
 - (13) The page-by-page woodland conservation table shall be revised as needed.
 - (14) The individual TCP woodland conservation worksheet shall be revised as needed.
 - (15) A revised overall woodland conservation worksheet which includes all prior approvals and revisions as needed, and which demonstrates how the woodland conservation requirement shall be provided for the overall development shall be included on the plan.
 - (16) Have the revised plan signed by the qualified professional who prepared it.
- j. Impacts to the primary management area (PMA) on-site shall be addressed as follows:
- (1) An exhibit shall be prepared and submitted that

illustrates the area of previously approved PMA impacts and currently proposed impacts in South Village, Sections 4 and 5, with the acreage of each impact provided. Areas of PMA mitigation shall also be shown and labeled with acreages. This exhibit should demonstrate that the Planning Board's previous approvals of impacts have not been exceeded with the current application, and that the amount of PMA mitigation that is being provided towards fulfilling the overall requirements for Beech Tree development has been maximized to the extent feasible.

- (2) If the acreage of PMA impacts previously approved is less than the acreage of PMA impacts shown on the current application, a mitigation plan shall be prepared with the current application which identifies potential mitigation sites on-site, and the quantity that will be required to be addressed in other areas of Beech Tree development.
- k. Submit a copy of the current approved Stormwater Management Concept Plan (34382-2005-01) showing the proposed townhouse layout. The location of the stormwater pond proposed southwest of South Village 4 shall be located in a place that allows its bottom to be lower than the delineated Marlboro clay bottom, unless modified by the Prince George's County Department of Permitting, Inspections and Enforcement.
 - l. Submit an amended geotechnical study to the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) based on additional borings if requested by DPIE, which addresses the presence of Marlboro clay in Sections 4 and 5, and identifies the location of the 1.5 safety factor line for review and approval.
 - m. Show the location of the 1.5 safety factor line for the Marlboro clay and the 25-foot building setback line as approved by the Prince George's County, George's County Department of Permitting, Inspections and Enforcement on the SDP and Type II tree conservation plan.
 - n. The following dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s) and a full front façade (excluding gables, windows, trim, and doors) constructed of brick,

stone, or stucco:

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

o. At a minimum, the following townhouse lots shall be treated as highly-visible units: Block I, Lots 1, 36, 37, 54, 55, 81, 92, 97, 107, 116, 117, 127, 131 and 141. Every side elevation for these lots shall display architectural features as follows:

- (1) Full brick, stone, or stucco (gable area may be siding) combined with no less than five windows and one entry door; or brick or stone from ground level up to the first floor level, combined with no less than six windows and one entry door;
- (2) A substantial architectural feature, such as a bay window or multi-window fenestration that includes at least three window elements; and
- (3) Two additional enhancements such as shutters, gable louver, full width cornice, covered entry/stoop, or no more than one brick window infill.

p. All garage doors shall have a carriage-style appearance.

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

2. Prior to issuance of the first building permit associated with Specific Design Plan SDP 0416-03, Beech Tree, South Village, Sections 4 and 5, the applicant shall complete the replication of the Pentland Hills foundation (Historic Site 79-038) and install the associated interpretive signage within the historic site's environmental setting through a historic area work permit (HAWP) application approved by the Historic Preservation Commission.
3. Prior to issuance of each building permit for a dwelling unit, the applicant shall

demonstrate that the price of the dwelling unit will not be lower than the following ranges (in 1989 dollars).

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

4. Prior to issuance of the 85th building permit within Section 5, the applicant shall provide an updated errant ball study. If after the golf course is completed and in use and the adjacent residential areas are completed and occupied, it becomes apparent that errant golf balls are creating an unexpected hazard to persons or property off the golf course by repeatedly leaving the golf course property, the developer and/or golf course operator shall be required to retrofit the golf course with landscape screens or nets, as determined by the Planning Director and in heights and locations specified by the Planning Director, sufficient to prevent the travel of golf balls beyond the lot lines of the site on which the golf facility is located. Such screens or nets shall be continuously maintained so as not to fall into disrepair.
5. Prior to issuance of a grading permit, submit the most current technical stormwater management plan to confirm that the limit of disturbance matches the approved specific design plan and Type II tree conservation plan.
6. The following architectural requirements shall apply to the single-family attached units in Section 5, as listed:
 - a. The following lots shall have rear decks in Block I: Lots 1–82, 86, 87, 91, 92, 93, 96, 97, 98, 102, 103, 106, 107, 108, 111, 112, 115, 116, 117, 118, 121, 122, 126, 127, 128–132, and 138-141.
 - b. The following lots shall have pergolas in Block I: Lots 1, 7, 8, 13, 14, 19, 20, 25, 26, 31, 32, 36, 37, 42, 43, 48, 49, 54, 55, 60, 61, 67, 68, 74, 75, 81, 82, 86, 87, 92, 93, 97, 98, 102, 103, 106, 107, 111, 112, 116, 117, 121, 122, 127, 128, 131, 132, 138, 139, and 141.
 - c. The following lots shall have side entry units in Block I: Lots 1, 36, 37, 54, 55, 74, 75, 81, 92, 97, 107, 111, 112, 116, 117, 127, 131, 132, 138, and 141.
 - d. The following lots shall have fully fenced rear yards in Block I, similar in appearance to the majority of fences for townhouses in other sections of Beech Tree: Lots 1–141.

Ordered this 17th day of October, 2016 by the following vote:

In Favor: Council Members Davis, Glaros, Harrison, Lehman, Patterson, Taveras, Toles, and Turner.

Opposed:

Abstained:

Absent: Council Member Franklin.

Vote: 8-0

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

By: _____
Derrick L. Davis, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

301-952-3972

May 22, 2018

MEMORANDUM

TO: Ras Cannady, Senior Planner, Development Review Division
VIA: Kipling Reynolds, AICP, Chief, Community Planning Division *KR*
David A. Green, Master Planner, Community Planning Division *DAG*
FROM: John Wooden, Planner Coordinator, Neighborhood Revitalization Section, Community
Planning Division *JW*
SUBJECT: **SDP-0416-08 Beech Tree South Villages 4 & 5**

FINDINGS

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

BACKGROUND

Application Type: Specific Design Plan

Location: South Villages 4 & 5

Size: 41.32 acres

Existing Uses: Undeveloped land

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

GENERAL PLAN, MASTER PLAN, AND SMA

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

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

Planning Area:/79

Community:/Upper Marlboro & Vicinity

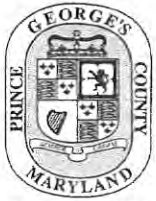
SDP-0416-08 Beech Tree South Villages 4 & 5

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

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

c: Long-range Agenda Notebook

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



Rushern L. Baker, III
County Executive

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



MEMORANUM

May 15, 2018

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

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

RE: Beechtree Subdivision
South Village, Sections 4 and 5
Specific Design Plan No. SDP-0416/07

CR: Robert Crain Highway (US 301)

CR: Leeland Road

neg
5/29/18

In response to the revised Specific Design Plan No. SDP-0416/07 referral, the Department of Permitting, Inspections and Enforcement (DPIE) offers the following:

- DPIE has no objection to proposed revision to the above-referenced residential subdivision (South Village, Sections 4 and 5) layout that was previously approved. The Revisions to the Specific Design Plan No. SDP-0416/07 are to accommodate the following changes:
 - Additional twenty-eight (28) house types (Lots 25-25, 49-60, 107-111 and 117-121, Block I)
 - The previously approved South Village Sections 4 and 5, with townhouses lots, would remain unchanged.
- The proposed changes to the layout of the subdivision, are consistent with the revised and reapproved Stormwater Management (SWM) Concept Plan No. 34382-2005-01, dated February 24, 2016, which was originally approved on September 10, 2013.
- The site is located on the west side of US 301, south of its intersection with Leeland Road.

Ras Cannady
May 15, 2018
Page 2

- For all other comments, regarding SDP-0416/07, please refer to the previous memorandum which was approved in June 15, 2016.

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

DA:MT:dar

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