



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.ig2.com/Citizens/Default.aspx>

Revision of Site Plan Traditions at Beechfield

ROSP-4785-02

REQUEST	STAFF RECOMMENDATION
Revision of a special exception site plan to revise the layout and architecture of the 150 rental apartments on Parcel 2.	APPROVAL with conditions

Location: In the northeast corner of MD 193 (Enterprise Road) and US 50 (John Hanson Highway)

Gross Acreage: 83.66

Zone: R-E

Gross Floor Area: N/A

Lots: 0

Parcels: 1

Planning Area: 71A

Council District: 06

Election District: 07

Municipality: N/A

200-Scale Base Map: 205NE11

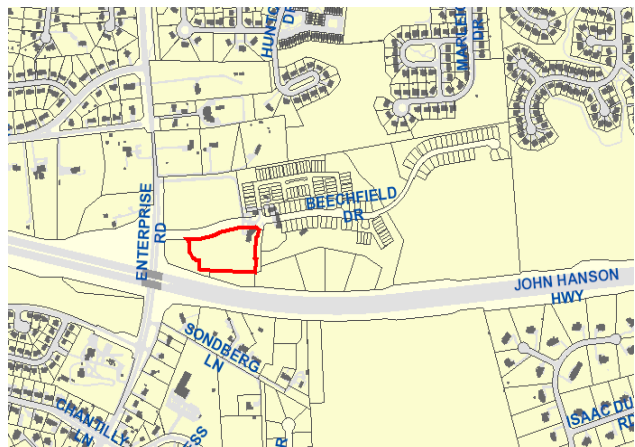
Applicant/Address:

Greenlife Property Group, LLC
2410 Evergreen Road, Suite 104
Gambrills, MD 21054

Staff Reviewer: Thomas Sievers

Phone Number: 301-952-3994

Email: Thomas.Sievers@ppd.mncppc.org



Planning Board Date: 12/16/2021

Planning Board Action Limit: 12/16/2021

Staff Report Date: 12/01/2021

Date Accepted: 10/08/2021

Informational Mailing: 04/08/2021

Acceptance Mailing: 08/03/2021

Sign Posting Deadline: N/A

The Planning Board encourages all interested persons to request to become a person of record for this application. Requests to become a person of record may be made online at

http://www.mncppcapps.org/planning/Person_of_Record/.

Please call 301-952-3530 for additional information.

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THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

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

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

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

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

REQUEST: Revision of a special exception site plan to revise the layout and architecture of the
150 rental apartments on Parcel 2.

RECOMMENDATION: **APPROVAL with conditions**

NOTE:

The Planning Board has scheduled this application on the agenda date of December 16, 2021.

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

FINDINGS

- A. Location:** The subject property is known as the Traditions at Beechfield subdivision, recorded in Plat Books ME 254 page 21, ME 254 pages 93–99, and ME 255 pages 1–5. The property is 83.66 acres in area, located in the Residential Estate (R-E) Zone, and is partially within an aviation policy area. The property is subject to the 2006 *Approved Master Plan for Bowie and Vicinity and Subject Map Amendment for Planning Areas 71A, 71B, 74A, and 74B* (Bowie and Vicinity Master Plan and SMA). The site is in Planning Area 71A and Council District 6. More specifically, the subject property is located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway). The proposed revision is limited to Parcel 2 of the overall development.

B. Development Data Summary:

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

- C. History:** The Prince George's County Planning Board previously approved Special Exception SE-4529 (Zoning Ordinance No. 8-2008) for the Enclave at Beechfield, which included approval of 400 independent living units comprised of 250 multifamily and 150 townhouse dwelling units, in a condominium regime. A subsequent Preliminary Plan of Subdivision, PPS 4-08043, was also approved by the Planning Board with 37 conditions (PGCPB Resolution No. 08-193). SE-4785 was submitted as a major revision to the previously approved SE-4529 because of the substantial changes proposed by the applicant. The changes included more diversity in the dwelling unit mix, the addition of an assisted living facility, the division of land into lots and parcels with a change in the configuration previously approved, and to internally shift dwelling unit types on the site from that which was previously approved. The Prince George's County District Council approved SE-4785, subject to 23 conditions, on July 16, 2018 (Zoning Ordinance No. 11-2018). PPS 4-17018 was submitted to supersede 4-08043, which subdivided the planned retirement community into fee-simple lots, subject to 20 conditions (PGCPB Resolution No. 18-07).
- D. Master Plan and General Plan Recommendations:** The *Plan Prince George's 2035 Approved General Plan* (Plan 2035) designates the area of the site in the Established Communities Growth Policy area. The vision for the Established Communities area is a context-sensitive infill and low- to medium-density development. However, Plan 2035 also recognizes that planning documents adopted and approved prior to the date of adoption of the general plan remain in full force and effect. The Bowie and Vicinity Master Plan and SMA describes the project as within the Pointer Ridge Mixed-Use Activity Center. The master plan states that this area is in need of senior housing and identifies several criteria for the provision of senior housing (Policy 4: Develop High Quality Senior Housing, page 11). This project complies with the master plan under the previous approval of SE-4785 and this application remains in compliance.

Aviation Policy Area 6

Part of the Traditions at Beechfield is located in Aviation Policy Area 6 (APA 6), within the proximity of Freeway Airport. APA regulations contain height requirements and purchaser notification requirements for property sales in Sections 27-548.42 and 27-548.43 of the Prince George's County Zoning Ordinance, respectively, that apply to the overall development of the site. No building permit may be approved for a structure higher than 50 feet in APA 6, unless the applicant demonstrates compliance with Federal Aviation Regulations Part 77. The proposed revisions remain in conformance with the prior findings of SE-4785. The APA overlay is located on the far eastern side of the overall site. The subject parcel, Parcel 2, is located in the western part of the overall development and is not located under the APA overlay.

- E. Request:** The proposal is for the revision of a special exception site plan to revise the layout and architecture of the 150 rental apartments on Parcel 2.

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

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

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

South: US 50

West: MD 193

The property is surrounded by the following uses:

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

East: Single-family detached residences and open space in the Mixed Use Community Zone

South: Single-family detached residences in the Residential-Agricultural Zone

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

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

H. Design Requirements:

Signage—Signage has been moved, in comparison to the original approval. SE-4785 provided entry to Parcel 2 at the western end of the property. Due to the reorientation of the building, the entryway is more centrally located to serve the porte cochere function. The monument sign has been relocated with the entryway. Signage details are provided on Sheet 6F. The monument sign is comprised of a precast stone veneer base, a painted sign-face with white lettering that matches the features of the building it serves, and white vinyl wrapped gabbled crossmembers above. The sign is approximately 33 square feet. The monument sign is found to be in conformance with Part 12 of the Zoning Ordinance.

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

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

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

- I. Required Findings:** The applicant provided responses through a statement of justification (SOJ) dated June 30, 2021, incorporated herein by reference. Section 27-325(a), (b), and (n), of the Zoning Ordinance states that:

Subdivision 10 – Amendments of Approved Special Exceptions

Section 27-325 – Minor changes.

(a) Minor changes, in general.

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

- (4) The revised site plan shall comply with all applicable requirements of this Subtitle, and with any conditions, relating to the use, imposed in the approval of the Special Exception or of any applicable Zoning Map Amendment, subdivision plat, or variance.**

(b) Minor changes, Planning Board.

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

The Planning Board is authorized to approve the proposed revisions to the special exception site plan because there is no change or increase in gross floor area, only reorientation of the previously approved building and the addition of architectural details.

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

(n) Changes of Planned Retirement Community site plans.

- (1) The Planning Board may approve the following modifications, following the procedures in (a) above:**
 - (A) Changes required as the result of an approval of a Preliminary Plan of Subdivision;**
 - (B) Changes required by engineering necessity to grading, utilities, stormwater management, or related plan elements;**
 - (C) New or alternative architectural plans that are equal or superior to those originally approved, in terms of the quality of exterior building materials and architectural detail; or**

- (D) Changes to any other plan element determined to be consistent with the overall design, layout, quality, or intent of the approved special exception site plan.**
- (2) The Planning Board's decision shall be sent to all persons of record in the hearing before the Planning Board, and to the District Council. This decision may be appealed to the District Council upon petition by any person of record. The petition shall be filed with the Clerk of the Council within thirty (30) days after the date of the notice of the Planning Board's decision. The District Council may vote to review the Planning Board's decision on its own motion within thirty (30) days after the date of the notice. The Clerk of the Council shall notify the Planning Board of any appeal or review decision. Within seven (7) calendar days after receiving this notice, the Planning Board shall transmit to the District Council a copy of all written evidence and materials submitted for consideration by the Planning Board and a transcript of the public hearing on the revised plan. The District Council shall schedule a public hearing on the appeal or review. Testimony at the hearing shall be limited to the facts and information contained within the record made at the hearing before the Planning Board. Within sixty (60) days after the close of the Council's hearing, the Council shall affirm, reverse, or modify the decision of the Planning Board, or return the revised plan to the Planning Board to take further testimony or reconsider its decision. Where the Council approves a revised site plan, it shall make the same findings which are required to be made by the Planning Board. If the Council fails to act within the specified time, the Planning Board's decision is automatically affirmed. The Council shall give its decision, in writing, stating the reasons for its action. Copies of the decision shall be sent to all persons of record and the Planning Board.**

According to the applicant's SOJ, the new architectural plans and modification to building orientation fall within Sections 27-325(n)(1)(A) and (B). The SOJ goes on to state "at the time the special exception was initially approved, no architecture was available for the proposed multifamily building. The layout depicted on the special exception site plan was conceptual, subject to identifying a builder" (page 7). Staff finds that the applicant's SOJ lacks justification to Subsection (A), even stating that it was not necessitated by a change to a PPS. Rather, it more accurately falls under (C) and (D). Plan elements, such as building orientation and parking facilities, have changed to reduce noise infiltration from US 50, and new architecture has been applied to update the concept approval from SE-4875. The SOJ did provide justification to Subsections (B) and (C) stating "the applicant submits that the proposed revisions to the building orientation constitute changes to a plan element which is consistent with the overall design, layout, quality, or intent of the approved special exception site plan. At the time of initial approval, the multifamily building had not been designed and a builder had not been identified" (page 8). Further analysis is provided below.

The conceptual approval for this parcel showed the building façade constructed along the northern and eastern boundaries of the property, abutting Traditions

Boulevard and Seaside Alder Road. This application proposes to modify the location of the building and its relationship to the internal road network. This proposal reorients the portion of the building running east to west on the south side of Traditions Boulevard, to be relocated closer to the southern property line, creating a more traditional L-shaped building. This reorientation will allow the applicant to create a porte cochere entrance into the building and will shelter the outdoor spaces used by the residents from the noise generated by traffic on MD 50.

Condition 22 of SE-4785 required the applicant to obtain approval of architectural elevations for any building other than the independent/assisted living and memory care facilities, prior to issuance of any building permits for said building. New architecture was submitted with this application for review. The Urban Design staff showed concerns over the aesthetic appearance of the architecture. Staff expressed the concerns at the time of Subdivision and Development Review Committee (SDRC) review and recommends utilizing a different masonry material on the first floor of the building, in order to provide more architectural interest. In addition, the applicant should include green building techniques in this development, to the extent practical.

Staff finds that the proposed revisions are consistent with the standards, as set forth by Section 27-325(n). Architecture was previously conceptual. Staff would like to see additional elements, to review whether it is comparable to the conceptual design. The relocation of the building on the site orients it away from the street, and it is consistent with the overall development.

The following are requirements for approval of a special exception, with the Prince George's County Code cited in **BOLD**, followed by staff comments:

Section 27-317 – Required findings.

(a) A special exception may be approved if:

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

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

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

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

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

The proposed project implements the vision and strategies of the Bowie and Vicinity Master Plan and SMA, which calls for high-quality senior citizen housing. The proposed revisions remain consistent with the master plan and applicable functional master plans.

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

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

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

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

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

This site is subject to the provisions of the Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there are prior tree conservation plan approvals associated with the site. As currently required for special exception applications, a Type 2 Tree Conservation Plan was submitted (TCP2-014-2017-02) with the subject application.

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), and the remainder of the requirement is proposed to be met with off-site woodland conservation credits. The applicant has shown the 6.08 acres of forest/habitat enhancement at a 1:1 credit ratio. A variance for this was previously approved with SE-4785. No revisions of the limits of disturbance (LOD) are proposed with this application, so no changes to the previously approved woodland conservation is required for this application;

however, the plan has been appropriately revised to show the current layout.

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

A 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 100-year floodplain, wetlands, streams, and steep slopes that comprise the primary management area.

This site contains regulated environmental features 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 regulated environmental features include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes. A total of 353,127 square feet (8.11 acres) of total impacts for the overall project were previously approved with SE-4785 and PPS 4-17018. Impacts were in order to install a road and utility crossing, water line loop connection, stormdrain outfalls, sewer connection, forest enhancement, removal of berms from existing farm ponds, staging areas, wetland mitigation, stream mitigation, landscaping, and minimal site grading.

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

Section 27-395 – Planned retirement community

- (a) **A planned retirement community may be permitted, subject to the following criteria:**

- (1) **Findings for approval.**

- (A) **The District Council shall find that:**

- (i) **The proposed use will serve the needs of the retirement-aged community**

The previously approved planned retirement community was found to provide a variety of senior housing including single-family detached, single-family attached, independent multifamily, assisted living, and memory care. The wide variety of residential uses will serve the needs of the retirement-age community through rental and ownership options. The proposed revisions remain in conformance with this finding.

- (ii) **The proposed use will not adversely affect the character of the surrounding residential community; and**

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

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

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

(2) **Site plan.**

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

The proposed revisions do not impair the previously approved traffic circulation patterns. Access and circulation remain acceptable.

(3) **Regulations.**

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

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

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

The property is approximately 83.66 contiguous acres.

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

The gross tract area is approximately 83.68 acres and, when multiplied by 8, equals 669 dwelling units. A total of 491 dwelling units are proposed for the overall development, which is less than

the 669 units allowed. The building proposed in this application will have 150 units. The proposed revisions remain in conformance with this finding.

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

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

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

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

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

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

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

(4) Uses.

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

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

Overall recreational facilities were previously approved with SE-4785. The Prince George's County Department of Parks and Recreation (DPR) has deferred review of recreational facilities to the Urban Design Section at the time of DSP. The proposed revisions do not affect the findings of the previously approved special exception. The application remains in conformance with this part.

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

This is acknowledged by the applicant.

(5) Residents' age.

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

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

(6) Recreational facilities.

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

As previously stated, approval details of recreational facilities will be reviewed at the time of DSP by the Urban Design Section. The proposed revisions do not affect the findings of the previously

approved special exception. The application remains in conformance with this part.

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

1. **Community Planning**—In a memorandum dated November 15, 2021 (McCray to Sievers), the Community Planning Division stated that there are no general plan or master plan issues raised by this application.
2. **Subdivision**—In a memorandum dated November 17, 2021 (Diaz-Campbell to Sievers), staff noted that with the current ROSP, the total number of dwelling units for the overall development is proposed to remain unchanged at 491, and the total number of dwelling units on Parcel 2 is proposed to remain unchanged at 150. At the time of ROSP-4785-01, the applicant stated that since there would be a reduction in the number of single-family dwellings on site, there would be a corresponding increase in the number of multifamily condominium units. Since that increase is not currently proposed with ROSP-4785-02, a future ROSP will be required for one or more of the development's other multifamily parcels, in order to evaluate the changes to the multifamily buildings which will gain new units.

The property is subject to PPS 4-17018, which was approved by the Planning Board on February 15, 2018 (PGCPB Resolution No. 18-07(C)). The PPS approved 133 lots and 23 parcels for the 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 elderly care units are not included in the overall dwelling unit count. The revisions proposed as part of this ROSP do not increase the lot count, parcel count, or dwelling unit count. There is also no proposed revision to the size of the elderly care facility. A new PPS is therefore not required at this time.

3. **Historic Preservation**—In a memorandum dated November 15, 2021 (Stabler to Sievers), the Historic Preservation Section stated that the proposal 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 recommended approval of ROSP-4785-02 Traditions at Beechfield with no new conditions.
4. **Parks and Recreation**—In an email dated October 15, 2021 (Burke to Sievers), DPR stated that there are no impacts on existing parklands and that they would defer to the Urban Design Section for review of the recreational facilities at the time of DSP.
5. **Transportation**—In a memorandum dated November 23, 2021 (Masog to Sievers), the Transportation Planning Section stated that the revision proposes no changes to the circulation pattern. Access and circulation remain acceptable with the revision. From the standpoint of bicycle and pedestrian facilities, it is noted that pedestrian and bicycle issues were fully addressed during review of the original special

exception and the revision. Reorienting a single building does not raise new issues. The reoriented building plans show connecting sidewalks along all sides of the building, and this is acceptable. US 50 is a master plan freeway facility. MD 193 is a master plan arterial facility. The rights-of-way for both facilities are shown correctly, and no further right-of-way dedication is required along either facility.

6. **Environmental**—In a memorandum dated November 15, 2021 (Rea to Sievers), the Environmental Planning Section stated that based on the submitted information and, if the applicant meets the recommended conditions contained within this report, the environmental-related findings of a special exception will be met. A variance to Section 25-119(d) of the WCO was granted with SE-4785 for the granting of forest/ habitat enhancement credit at a 1:1 ratio. The required findings of Section 25-119(d) have been adequately addressed. A variance for the removal of Specimen Trees 1-6, 11-12, 50-56, 61-66, 68-70, 76-80, 83-98, and 101 were 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. Based on the level of design information available at the present time, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the 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.
7. **Urban Design**—In a memorandum dated November 23, 2021 (Butler to Sievers), the Urban Design Section stated that the subject application remains in conformance with the requirements of the Zoning Ordinance. The Urban Design Section provided a comprehensive review of this project at time of original SE-4785 approval in 2018 and subsequent revision ROSP-47850-01 in 2021. This revision is the result of a selection of a specific multifamily builder and the addition of architecture. Given that the changes to the site layout are limited to one building, prior findings of conformance with Zoning Ordinance, Landscape Manual, and Tree Canopy Coverage Ordinance remain valid and are still governing this development. The Urban Design staff has concerns over the aesthetic appearance of the architecture. Staff expressed the concerns at the time of SDRC review and recommends utilizing a different masonry material on the first floor of the building, in order to provide more architectural interest. In addition, the applicant should include green building techniques in this development, to the extent practical. The site is located in Planning Area 71A, in accordance with current formula for recreational facilities, for an age-restrictive multifamily development of 150 dwelling units, a recreational facility package worth approximately \$113,100.00 is required to be provided for this project.
8. **Permit Review**—In a memorandum dated November 3, 2021 (Glascoe to Sievers), the Permit Review Section stated that the applicant must clearly identify the location of the ground sign. Staff acknowledges that the sign is shown on the updated site plan, however, detail callout bubbles are obscured by roadway details and is not clearly legible.

- K. Determinations:** The criteria for granting revisions to a special exception site plan are met. The subject property will serve the area as a planned retirement community, and the proposed revisions are compatible with all of the adjacent uses. Therefore, the use will not adversely affect the health, safety, or welfare of residents or workers in the area, or be detrimental to the use or development of adjacent properties or the general neighborhood, as the proposed revisions reoriented one building on Parcel 2 and updated the proposed architecture.

In an email dated November 16, 2021 (Haller to Sievers), the applicant included a proposed revision to Parcel 7, which is not the subject of this application. Parcel 7 includes a clubhouse that also contains a pool, which must have a lifeguard present when the pool is in operation. As designed, the pool is not contained by a fence, which would need to be provided temporarily during the off-season months to prevent access to the pool area. The applicant is not in support of a temporary fence. Rather, the applicant is seeking a screened-in porch and proposes to add a locking door to prevent residents from accessing the pool area when not in use. In addition, there is a fire pit proposed on the side of the porch that would also require restricted access. The applicant provides that the fire pit would only be in use when the pool is not open (during the cooler months) and would be accessed via the locking door from the screened porch. While not included in this application, review of Parcel 7 will be limited to a future Director-level ROSP.

CONCLUSION

Based on the preceding analysis and findings, staff recommends APPROVAL of Revision of Site Plan ROSP-4785-02, subject to the following conditions:

1. Prior to certificate approval of Revision of Site Plan ROSP-4785-02, the applicant shall:
 - a. Dimension the width of the relocated cemetery access easement between the parking lot of Parcel 2 and the boundary of the abutting cemetery parcel.
 - b. Provide a recreational facility package pricing at a minimum \$113,100.
 - c. Provide information of green building techniques to be used in this project.
2. Prior to certification of the Type 2 tree conservation plan, 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 tree 57.”
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 have been complied with, and associated mitigation plans.

4. 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.
5. Prior to issuance of the first permit relying on Revision of Site Plan, ROSP-4785-02, the Final Erosion and Sediment Control Plan shall be submitted. The limits of disturbance shall be consistent between the plans.

TRADITIONS AT BEECHFIELD - ENTERPRISE ROAD

Revision of Site Plan

SE-4785/4-17018

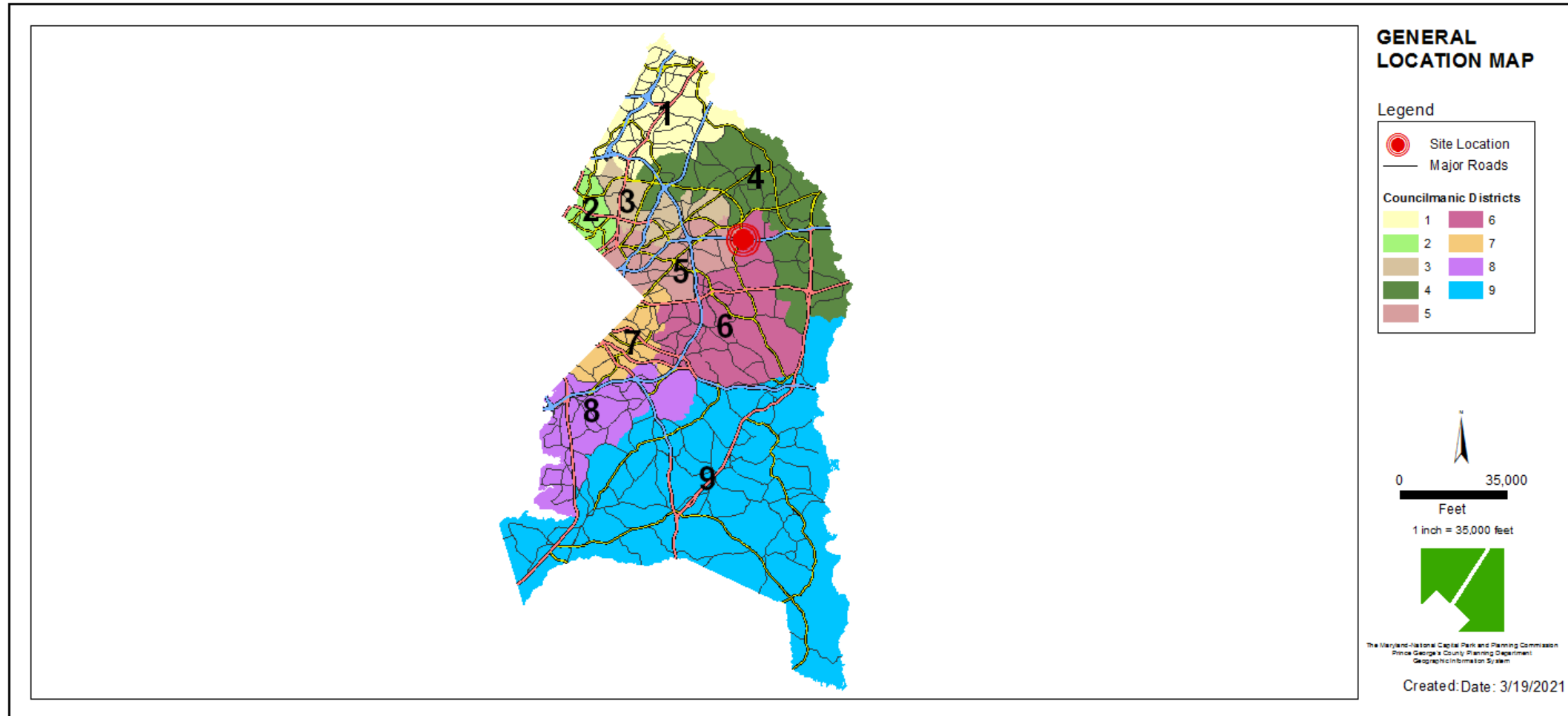
Staff Recommendation: APPROVAL with conditions



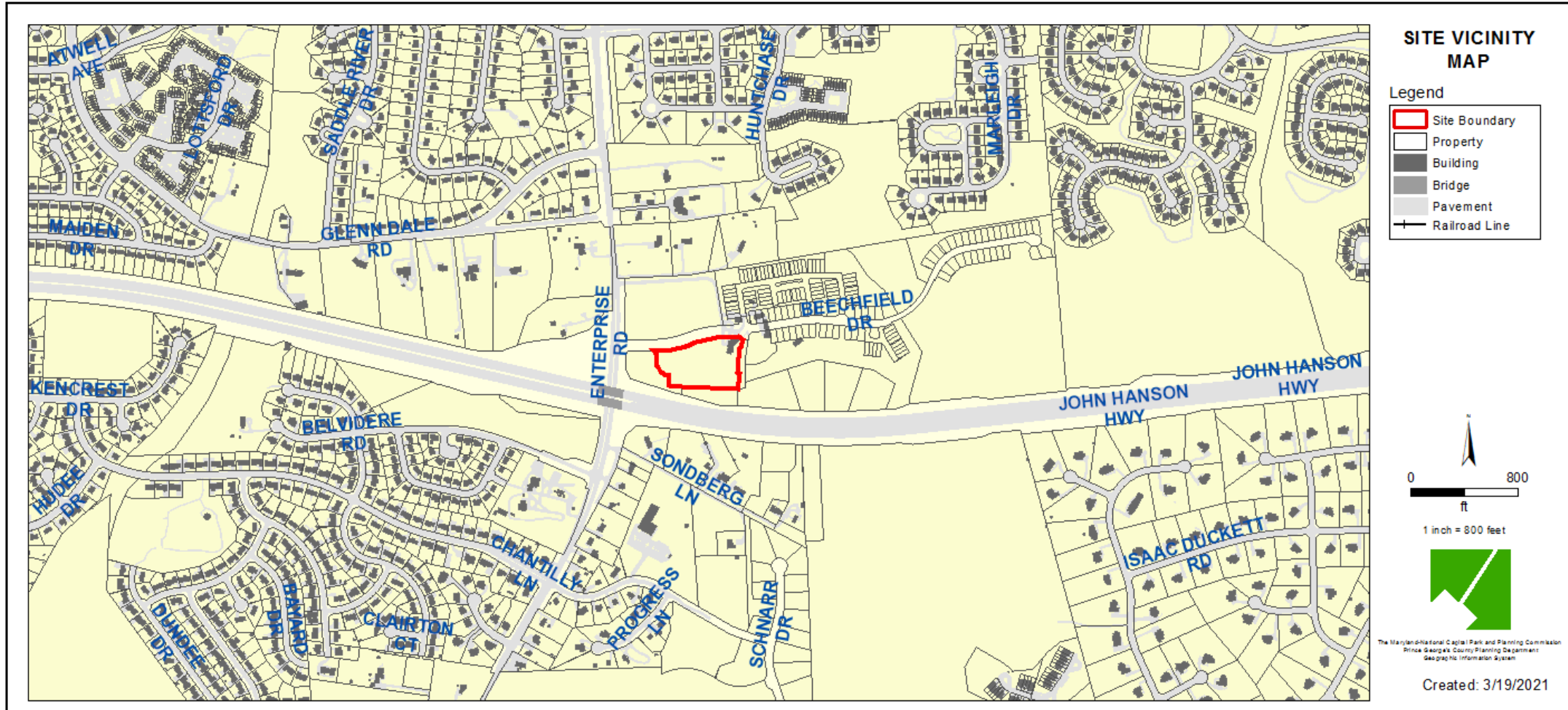
GENERAL LOCATION MAP

Council District: 06

Planning Area: 71A

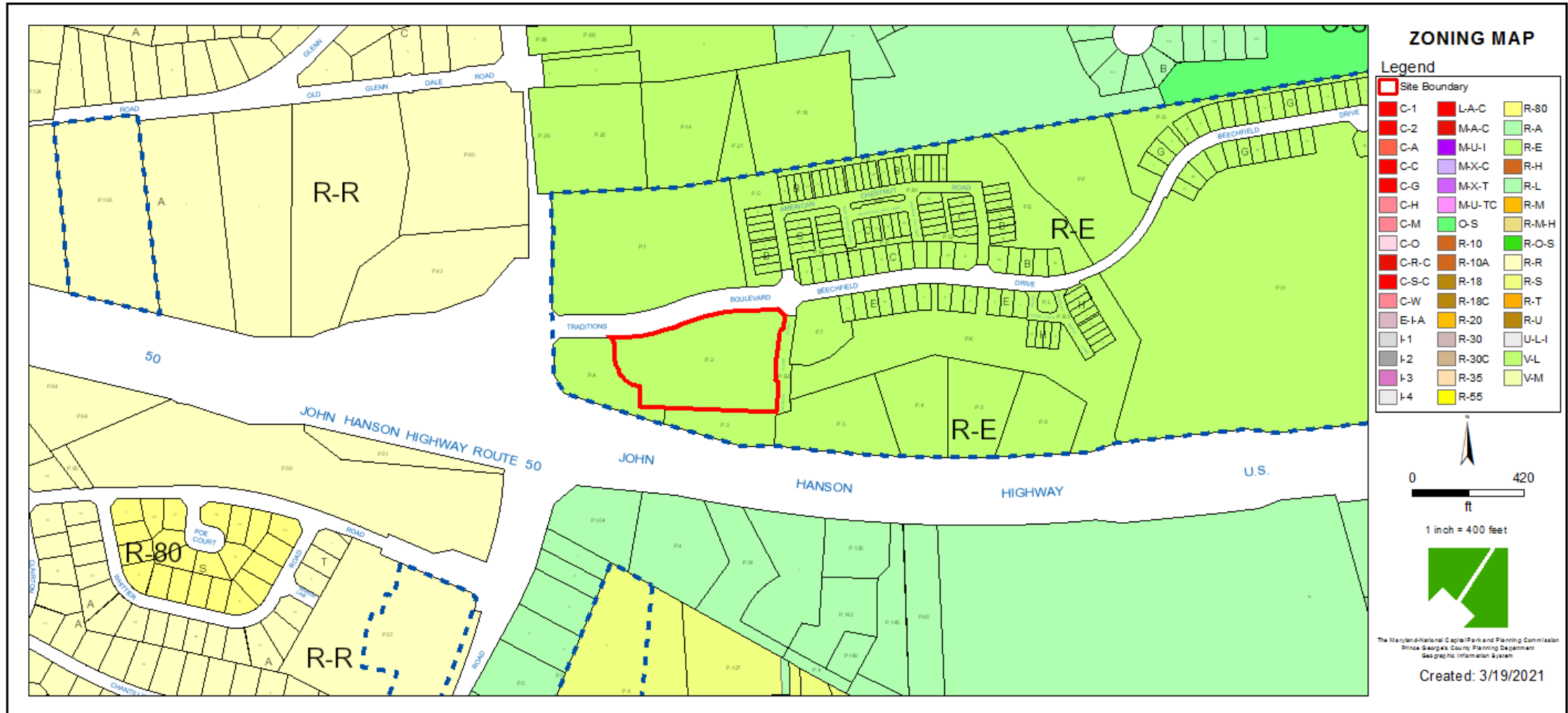


SITE VICINITY MAP

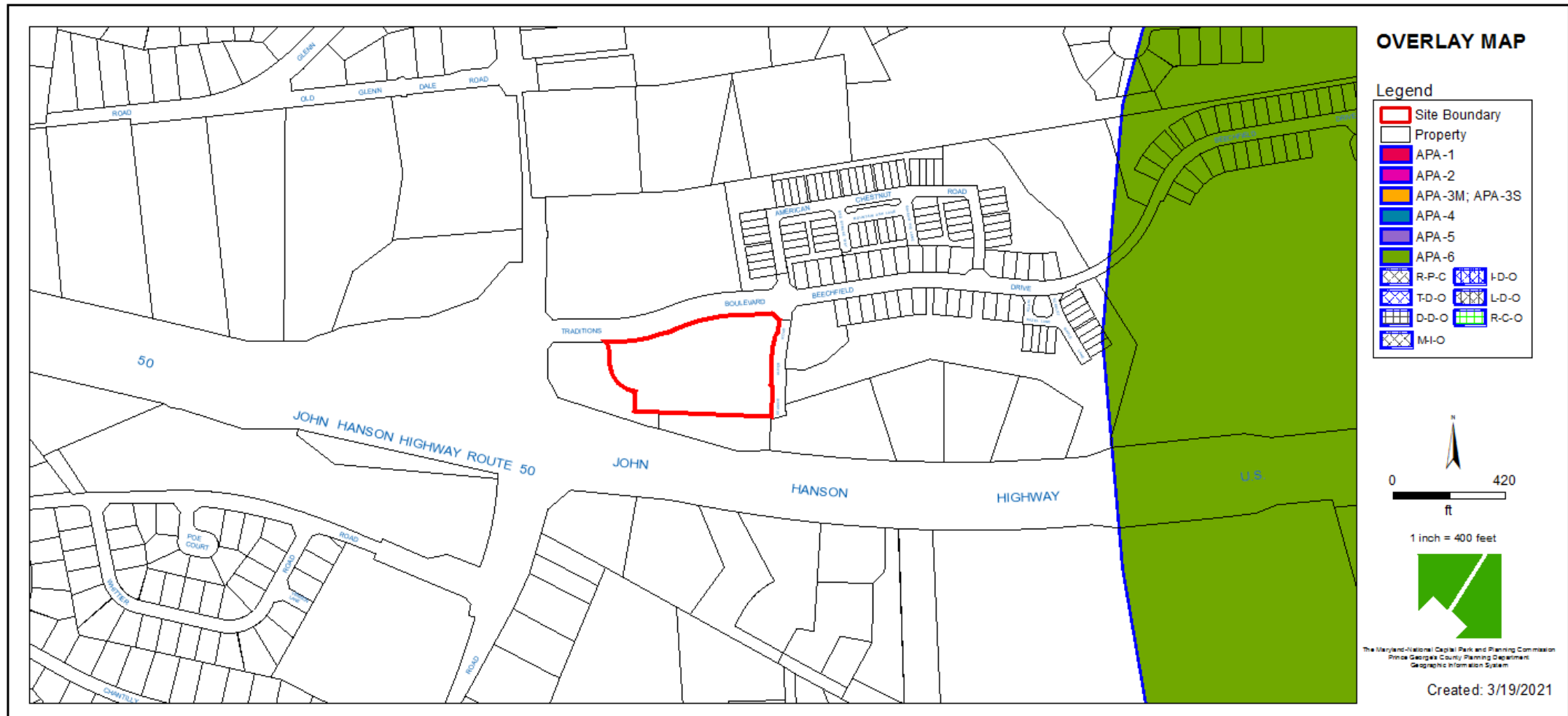


ZONING MAP

Property Zone: R-E



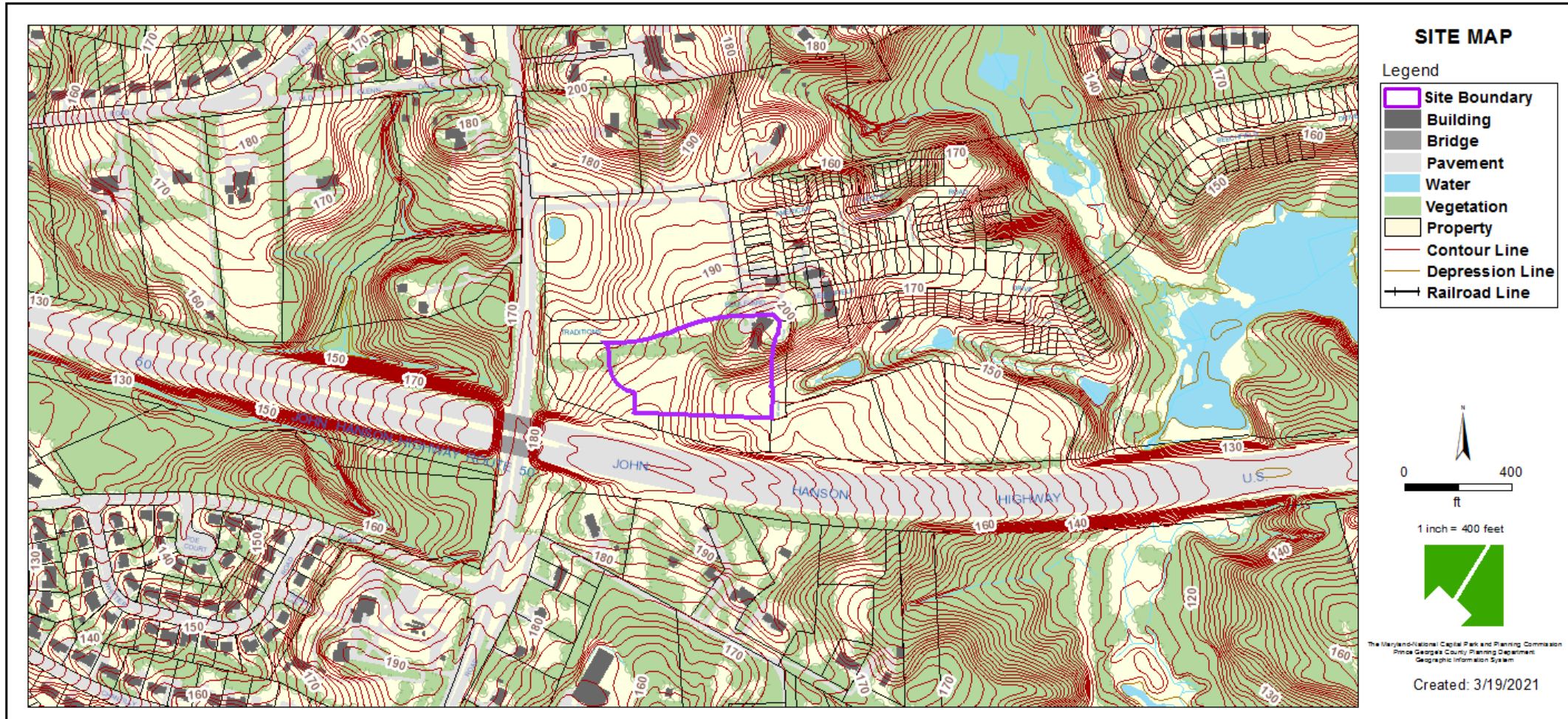
OVERLAY MAP



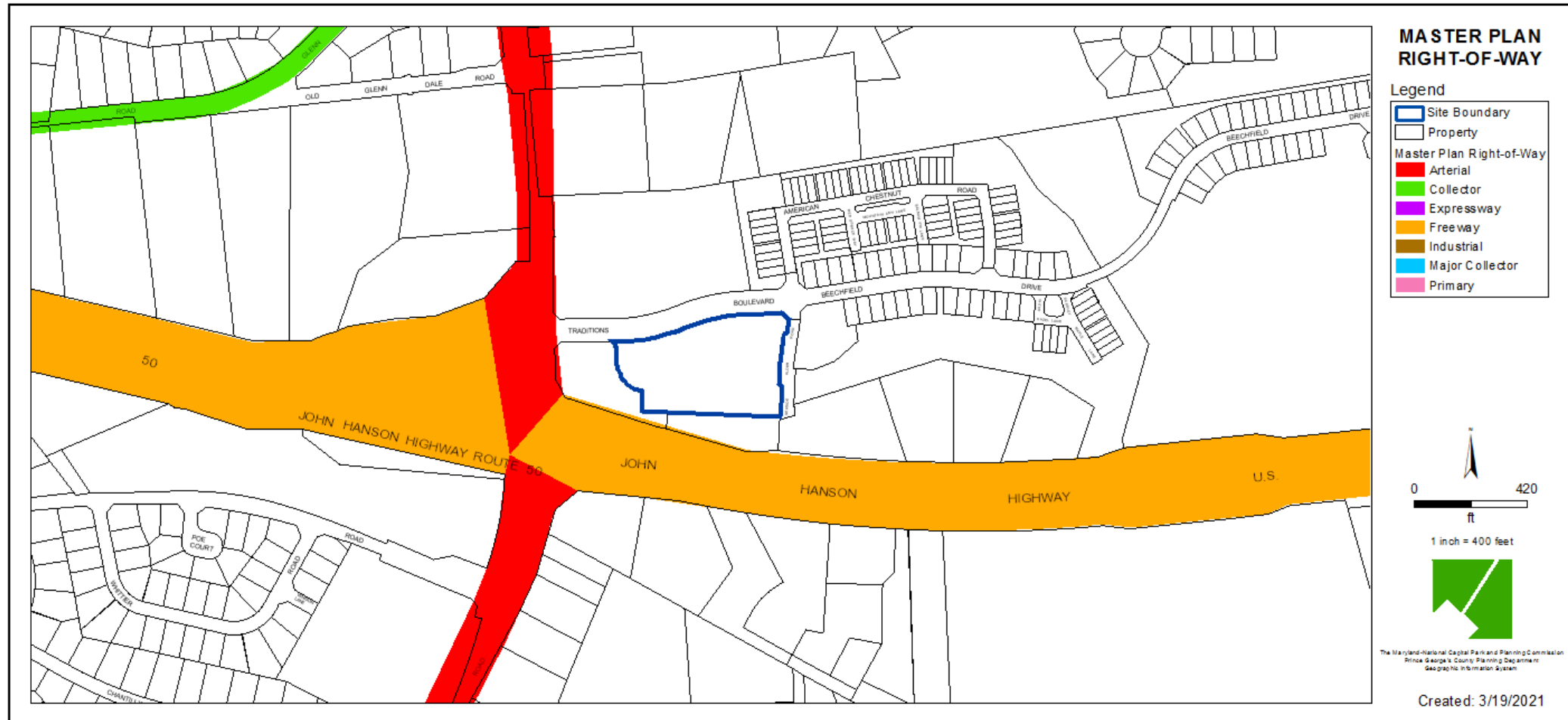
AERIAL MAP



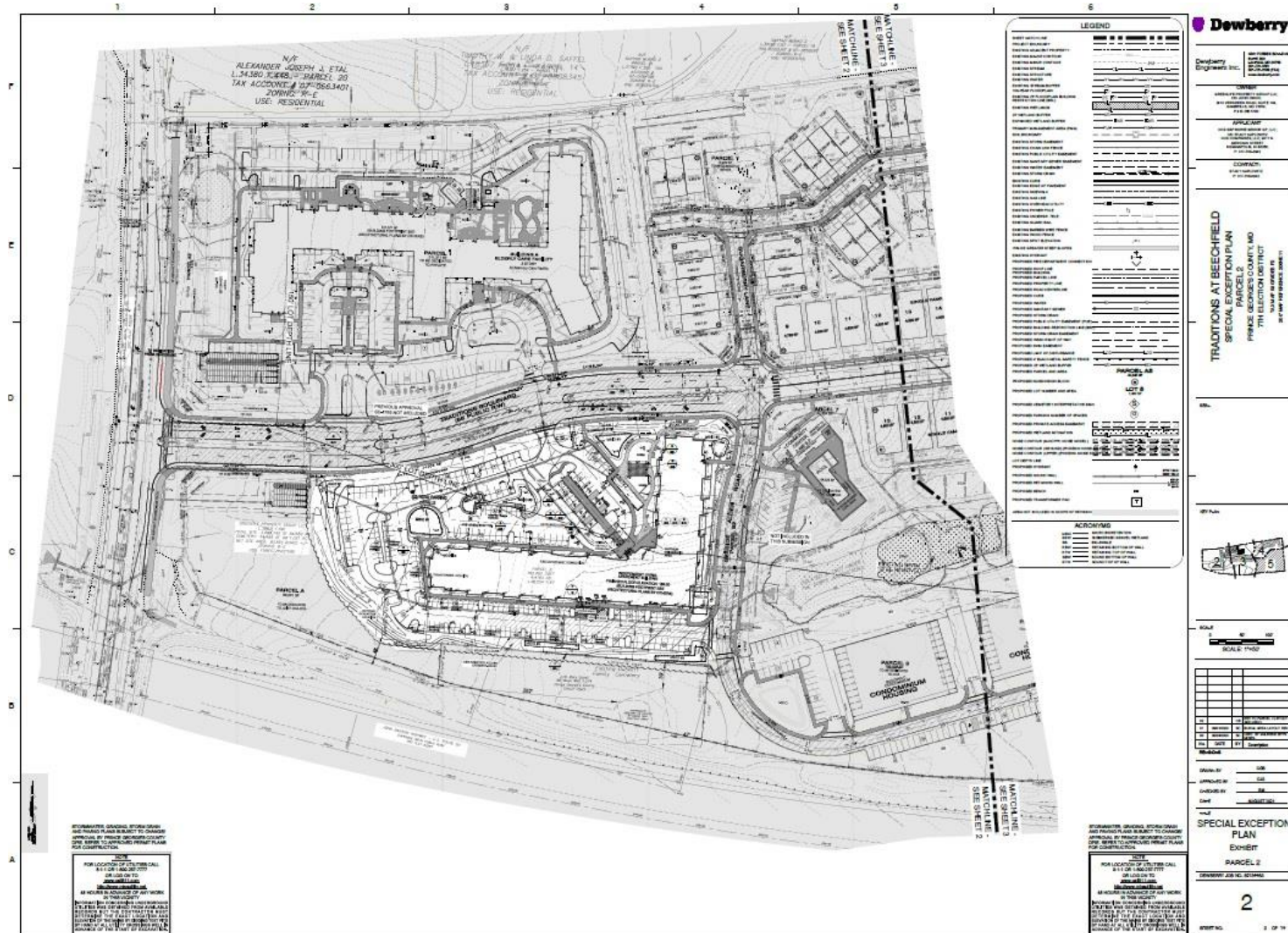
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



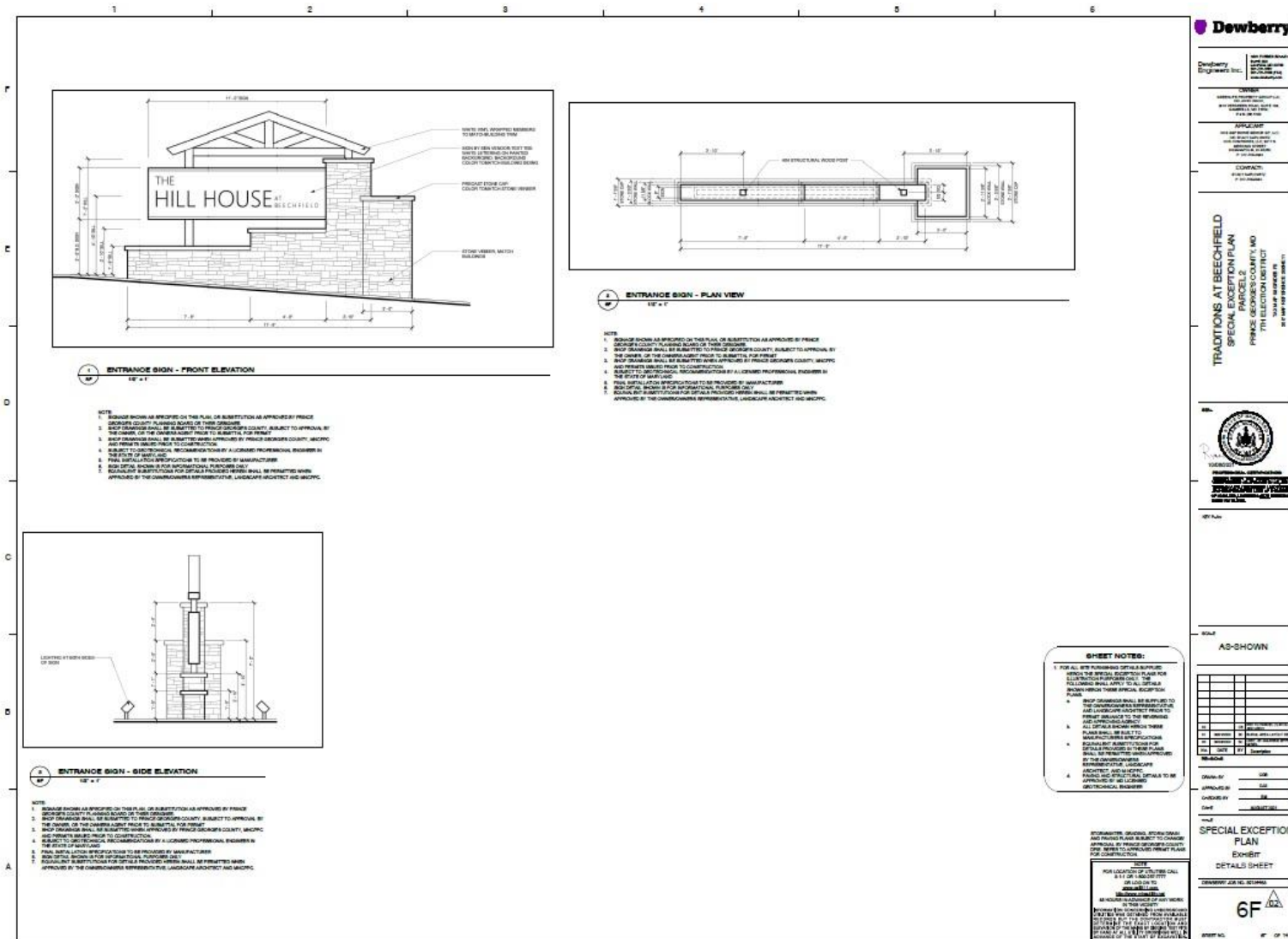
SITE PLAN



ELEVATIONS

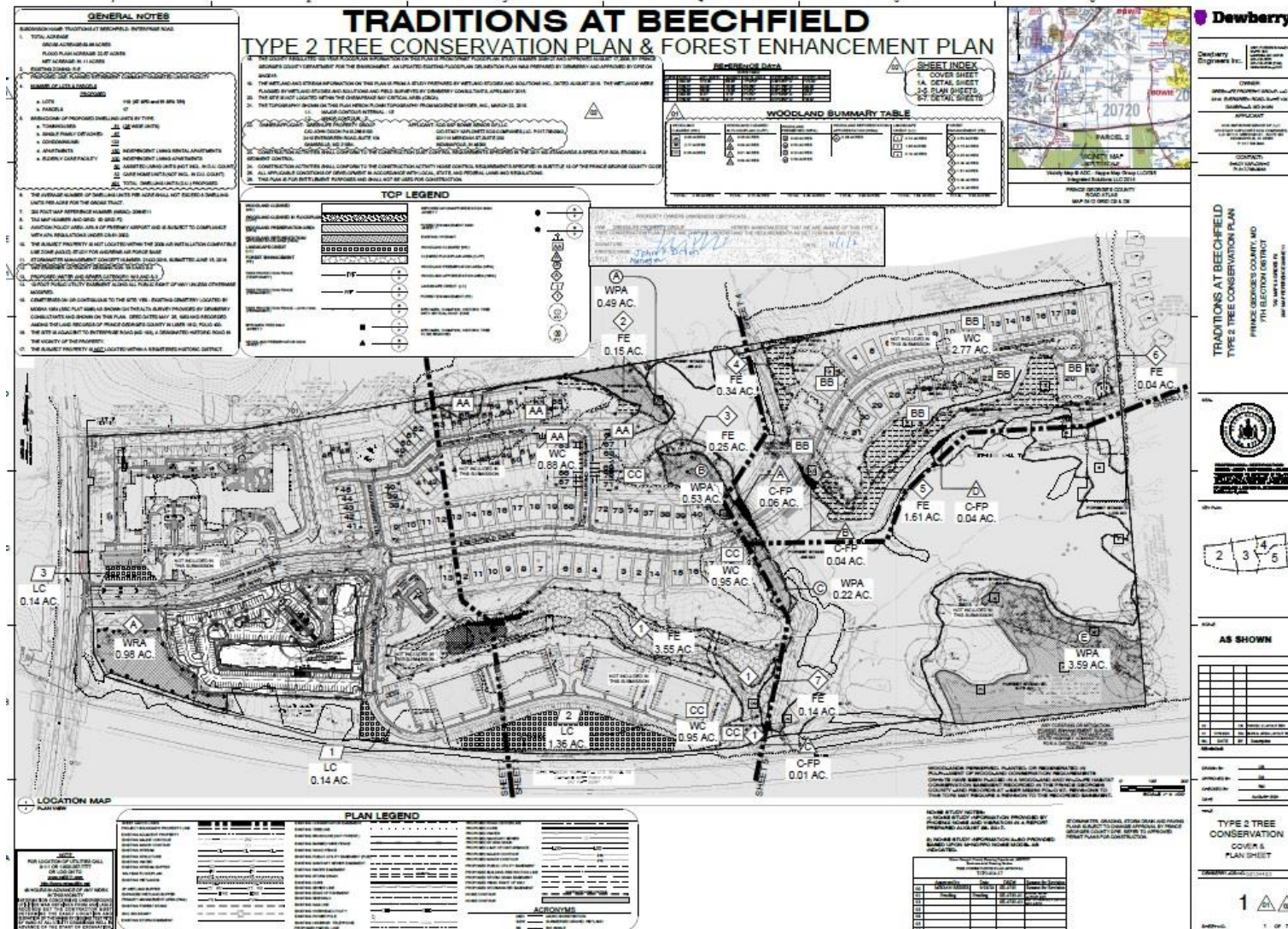


SIGNAGE



[illegible]

TYPE II TREE CONSERVATION PLAN



STAFF RECOMMENDATION

APPROVAL with conditions

- Revisions prior to certification of site plan and TCP2
- Copy of wetland permits and mitigation plans
- Submit Final Erosion and Sediment Control Plan

[Major/Minor] Issues:

- NONE

Applicant Community Engagement:

- Informational Mailing: 12/03/21
- Acceptance Mailing: 04/14/21

STATEMENT OF JUSTIFICATION
ROSP SE-4785/02
JUNE 30, 2021

1.0 INTRODUCTION

This Statement of Justification is submitted by KCG SSP Bowie Senior Living, LP (the "Applicant") in support of a proposed Revision of Special Exception SE-4785, which was approved by the Prince George's County Council, sitting as the District Council, on July 16, 2018 through the adoption of Zoning Ordinance 11-2018. The property which is the subject of this application (the "Subject Property") is more particularly described as Parcel 2 as depicted on a plat of subdivision entitled "Plat Two, Parcels A & 2, Traditions at Beechfield, which plat is recorded among the land records of Prince George's County at Plat Book ME 254 Plat No. 97. The Applicant is the contract purchaser of the property which is the subject of this application (the "Subject Property"). The Subject Property is owned by Greenlife Property Group, LLC.

Special Exception 4785 proposed to develop a parcel of land containing approximately 82 acres of R-E (Residential - Estate) zoned land for a Planned Retirement Community. The property is located in the northeast quadrant of MD 193 (Enterprise Road) and US 50 (John Hanson Highway). As currently certified, the special exception approved the construction of 133 dwelling units (71 single family attached "villas" and 62 single family detached homes), 108 condominium units, 150 multifamily dwelling units and a facility containing 192 units, which includes independent living, assisted living and memory care units. In accordance with Condition 2 of the District Council Order, the property is the subject of a Declaration of Covenants restricting the age of the residents. The property is also the subject of a preliminary plan of subdivision, referenced as 4-17018, was approved on March 8, 2018 pursuant to Planning Board Resolution PGCPB No. 18-07, which also approved the same number of units. An application has been submitted, referenced as SE-4785-01 which primarily address certain design modifications and proposed architecture related to the single family detached and attached homes, as well as the proposed community clubhouse. This application proposes modifications to the layout of the multifamily rental building as well as the proposed architecture pursuant to Section 27-325(b) and (n), as discussed in greater detail below.

2.0 SUMMARY OF ISSUES REQUIRING SITE PLAN REVISIONS

As noted above, an application has been filed by the owner for a revision to the approved special exception site plan to address several engineering and other site design issues impacting the layout of the single family detached and attached units. This application also seeks approval of the architecture of the multifamily rental building approved by the Special Exception, as well as a revision to the building orientation on the Subject Property.

The Applicant in this revision has contracted to purchase Parcel 2 located on the south side of Traditions Boulevard, which was designated as the location of the 150 multifamily rental unit building. As conceptually approved, the certified special exception showed the building façade constructed along the northern and eastern boundaries of the property abutting Traditions Boulevard and Seaside Alder Road. Due to the orientation and curvature of the roads, the building resembled a "V" shape. The Applicant now proposes to modify the location of the building and its relationship to the internal road network. Specifically, the portion of the building oriented west to east on the south side of Traditions Boulevard will be relocated closer to the southern property line, creating a more traditional "L" shaped building. This reorientation will allow the Applicant to create a more welcoming entrance with a grand porte cochere. In addition, certain outdoor spaces provided to the residents of the building will be shielded from the noise generated by traffic on MD 50 by reorienting the building. The change in building layout can be seen on the images below.



Included in this application is the proposed architecture for the multifamily building. The approval of new architecture requires approval of an amendment to the special exception pursuant to Condition of SE-4785 and is permitted as a minor amendment pursuant to Section 27-325(n) of the Zoning Ordinance.

3.0 STATUTORY CRITERIA

Amendments to approved special exception applications are permitted pursuant to the provisions of Section 27-325 of the Zoning Ordinance. Section 27-325(a) contains general provisions addressing changes which can be approved either by the Planning Director or 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.**

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 types of special exceptions. One of these specific provisions applies to Planned Retirement Communities.

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

(n) Changes of Planned Retirement Community site plans.

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

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

b) Minor changes, Planning Board.

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

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

The Applicant adamantly disagrees with the applicability of this section to the instant application and reserves the right to continue to advocate for and argue that it is incorrect. Since, in this instance, the proposed changes do satisfy the requirements of Section 27-325(b), an analysis of this section is included. However, there are certain specific issues which will be noted below that must be addressed to protect the Applicant's ability to make future modifications to the special exception.

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

4.0 APPLICATION OF STATUTORY CRITERIA TO PROPOSED CHANGES

The Applicant has analyzed the proposed revisions to address conformance with Section 27-325(b). Each of the requirements of Section 27-325(b) are addressed below:

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.

COMMENT: This section places limitations on increasing gross floor area and on increasing impervious area unassociated with building coverage (i.e. land area covered by a structure other than a building). The size of the building has not changed in gross floor area. The provision of additional parking does result in a small increase in land area covered by a structure

other than a building. In this case, impervious area increases from 2.85 acres to 3.08 acres, an increase of .23 acres, or 8%. This amount is well within the amount permitted by Section 27-325(b). Further, the redesign of a parking and loading area is specifically permitted.

In SE-4785-01, the issue of impervious area was addressed. As noted in that revision, pursuant to a discussion with Associate General Counsel David Warner, the reduction of impervious area in that application does not prevent the impervious area from being recovered in a future revision. As a result, a note was provided in SE-4785-01 indicating that the 1.13 acres of reduced impervious area resulting from that application has been reserved for future revisions. With the increase of .23 acres in this revision, the area of impervious area now reserved for future use is .9 acres. Thus, with this second revision, the amount of impervious area is now .9 acres less than originally approved, and this area will be reserved in the event a future revision results in an increase in impervious area otherwise not within the 15% increase allowable. This has been reflected on the revised note.

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

COMMENT: Subsection (n), applicable to Planned Retirement Communities, is addressed below.

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

COMMENT: Noted. The application follows the procedures outlined in subsection (a).

The specific requirements of Section 27-325(n) are addressed 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;**

COMMENT: The proposed modifications to the multifamily building are not required as a result of the approval of the Preliminary Plan of Subdivision.

- (B) Changes required by engineering necessity to grading, utilities, stormwater management, or related plan elements;

COMMENT: The proposed modifications are not made as a result of engineering necessity.

- (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.

COMMENT: The Applicant is proposing new architectural plans as well as modifications to the layout of the building, as authorized by subsections 27-325(n) (A) and (B). At the time the special exception was initially approved, no architecture was available for the proposed multifamily building. The layout depicted on the special exception site plan was conceptual, subject to identifying a builder. Both the building layout modifications and the architecture are addressed below.

Building Layout Modifications. As depicted above, the building is being reoriented in relation to the streets on which the building fronts. The initial building layout located the building close to both Traditions Boulevard and Seaside Alder Drive. Due to the curvature of those roads, the building curved around the corner of the two roads, which created design challenges for laying out the interior of the building. In addition, the Applicant wants to present an attractive entrance with a porte cochere to welcome residents and guests and provide protection from the elements along the building front. The reorientation of the building has additional benefits. In the initial layout, all of the parking is located between the building and MD 50. As revised, the parking lot is now separated. A portion of the parking is located between the building and Traditional Boulevard, and the remainder is located between the building and MD 50. This reduces the massing of the parking by splitting it into distinct sections. The modification of the building layout also allows the Applicant to provide recreational amenities in the front of the building which are protected from the noise generated by MD 50 by the building.

The realignment of the building modified the number parking spaces provided, as certified, the Site Plan indicated that 150 dwelling units, 99 spaces are required (.66 per dwelling unit), while 130 were provided. The revised Site Plan now provides a

total of 205 spaces (1.36 spaces per dwelling unit). Of this total, 101 parking spaces are standard spaces, 96 are compact spaces and 8 are handicap spaces. Since more than the minimum required spaces are standard spaces, the applicant opted to maximize the total number of spaces by utilizing compact spaces. The Applicant has found that for an active senior rental facility, more than .66 parking spaces are required. The spaces proposed will satisfy the needs of the proposed development.

The Applicant submits that the proposed revisions to the building orientation constitute changes to a plan element which is consistent with the overall design, layout, quality, or intent of the approved special exception site plan. At the time of initial approval, the multifamily building had not been designed and a builder had not been identified. Now that the builder is known and an architect has been selected, a building has been designed to fit into the property and better integrate with the larger community. Applicant submits that the proposed revisions are substantially in conformance with the approved preliminary plan and special exception site plan, in that the type of development, the size of the development and the total number of units has not changed. Only the orientation of the building has changed.

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).

This revision addresses the requirement of the above condition to allow for the approval of the proposed architecture of the multifamily building. The architectural elevation for the proposed multifamily building is included with this application. The building architecture is traditional in style, with a porte cochere at the front entrance and a peaked roof compatible with the architecture approved for the assisted living facility across the street. The building will also have roof gables on each of the facades facing the street. The building will be four stories in height, with a maximum building height of 57' 6". As depicted on the watercolor rendering below, the building will consist of a mixture of stone veneer (65%) and fiber cement panel (35%). The building will be an attractive addition to the larger retirement community.



BUILDING AREA - GSF	
FIRST FLOOR	43,713 GSF
SECOND FLOOR	42,647 GSF
THIRD FLOOR	42,306 GSF
FOURTH FLOOR	42,306 GSF
TOTAL	170,972 GSF

UNIT MATRIX	
1 BEDROOM	82
1 BEDROOM UFAS	5
1 BEDROOM HVI	2
TOTAL 1 BEDROOM	89
2 BEDROOM	57
2 BEDROOM UFAS	3
2 BEDROOM HVI	1
TOTAL 2 BEDROOM	61
TOTAL UNITS	150

As depicted above, the building's proposed interior will contain a total square footage of 170,972 square feet, with each floor being approximately 43,000 square feet. Included within the building for the use of the residents will be a fitness room, community room, TV room, wellness room and library. There will be a total of 89 one bedroom units. Of these units, 5 units will meet the uniform federal accessibility standards and two units will meet the Home Ventilating Institutes standards for indoor air quality. There will also be 61 two bedrooms units, three of which will meet the uniform federal accessibility standards and one unit will meet the Home Ventilating Institutes standards for indoor air quality.

Recreational space is also being provided on the outside of the building. Specifically, an open lawn area, a pergola with seating area, a gaming area with turf and an outdoor dining/patio area are all located in the front of the building, shielded by the building from noise associated with traffic from MD 50.

6.0 CONCLUSION

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

Attorney for Applicant

A handwritten signature in blue ink, appearing to read 'THH', is written over a rectangular box.

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

From: [Tom Haller](#)
To: [Sievers, Thomas](#); [Hurlbutt, Jeremy](#)
Subject: ROSP-4785-01
Date: Tuesday, November 16, 2021 1:52:30 PM
Attachments: [image001.png](#)
[Clubhouse Floorplan.png](#)
[Clubhouse Rear Colored Rendering.png](#)
[20211027 Traditions Clubhouse SD 6.4 Elevations.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Tom and Jeremy,

I spoke with you a couple of weeks ago about the clubhouse within the Traditions at Beechfield project, which is the subject of ROSP-4785-01. As you know, we also have a Limited DSP which is also being processed for the clubhouse/recreational facilities. In the process of refining the design of the clubhouse, an issue arose that requires us to make a small change to the design. We will include that change in the Limited DSP, but we need to incorporate it into the ROSP as well so that the buildings match. We are hoping to do this as part of the certification of the ROSP rather than have to file a separate revision. You spoke to Jeremy and he asked if we could submit more detail for you to evaluate the change. I now have that information and I wanted to provide it to you.

As I mentioned, the clubhouse includes a pool. In order to comply with health department requirements, the pool must have a lifeguard when the pool is accessible. As originally designed, the clubhouse porch was open and residents using the porch could walk out to the pool any time of the year. My client would have to install a temporary fence during the off season in order to prevent someone from being able to access the pool area. Not only is a temporary fence unattractive (and it would be up for almost 9 months a year), there isn't adequate space in the clubhouse to store it during the summer. As a result, the applicant is seeking to screen in the porch and add a locking door that can prevent residents from accessing the pool area. The other change necessitated is that the proposed fire pit is located to the side of the porch will need to be fenced to again restrict access to the pool area. The fire pit, which would only be used when the pool is not open, will be accessed only from the porch, so a door is provided from the screened porch to allow access to the fire pit.

Attached is copy of the floor plan approved with ROSP-4785-01. You can see the rear porch is labeled "covered open porch" and the fire pit is to the right of the porch as you look at the floor plan. The color rendering of rear of the clubhouse as shown in ROSP-4785-01 is also attached. Finally, I have attached the updated elevations of the clubhouse. You can see the screening on the back and the sides of the porch and the fence around the hot tub on the right. You will also see that the center of the section above the door now has a roof to allow the entire porch to be screened. Hopefully this gives you a complete picture of the changes that are proposed to avoid having to place a temporary fence around the pool off season. Let me know if we can proceed to include these changes with the certification of ROSP-4785-01 as we complete the Limited DSP with the same elevations.

Tom



GIBBS AND HALLER

Thomas H. Haller
1300 Caraway Court, Suite 102
Largo, MD 20774
(301)306-0033



THE PRINCE GEORGE'S COUNTY GOVERNMENT

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

July 16, 2018

**RE: SE-4785 Traditions at Beechfield - Enterprise Road
Greenlife Property Group, LLC./Beechfield, Applicant**

NOTICE OF FINAL DECISION OF THE DISTRICT COUNCIL

Pursuant to the provisions of Section 27-134 of the Zoning Ordinance of Prince George's County, Maryland requiring notice of decision of the District Council, you will find enclosed a copy of Zoning Ordinance No. 11 - 2018 setting forth the action taken by the District Council in this case on July 9, 2018.

CERTIFICATE OF SERVICE

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

A handwritten signature in black ink, reading "Redis C. Floyd". The signature is written in a cursive style with a horizontal line underneath.

Redis C. Floyd
Clerk of the Council

Case No: SE-4785

Traditions at Beechfield-Enterprise Road

Applicant: Greenlife Property Group, LLC

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

ZONING ORDINANCE NO. 11 - 2018

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

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

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

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

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

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

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

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

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

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

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

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

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

treatment to demonstrate compliance with this condition.

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

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

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

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

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

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

Opposed:

Abstained:

Absent: Council Member Glaros, Patterson, Toles.

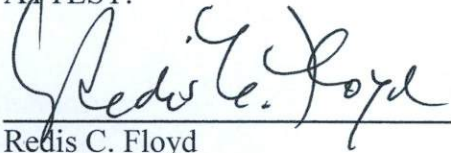
Vote: 6-0.

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

By: 

Dannielle M. Glaros, Chair

ATTEST:



Redis C. Floyd
Clerk of the Council

August 22, 2018

Greenlife Property Group
2661 Riva Road, Suite 300
Baltimore, MD 21201

Re: Notification of Planning Board Action on
Preliminary Plan of Subdivision 4-17018
Traditions of Beechfield

Dear Applicant:

Enclosed please find a Corrected Resolution for the above referenced case. The purpose of this Corrected Resolution is to correct a minor administrative error in the subject decision. The mail out of this Corrected Resolution does not change the action of the Planning Board, nor does it affect notice and appellate rights.

Please direct any future communication or inquiries regarding this matter to the Development Review Division at (301) 952-3530.

Very truly yours,



Retha Pompey-Green
Development Review Division

Enclosure: PGCPB No. 18-07(C)

cc: Persons of Record

C O R R E C T E D R E S O L U T I O N

WHEREAS, Greenlife Property Group is the owner of an 83.66-acre parcel of land known as Parcel 3, said property being in the 7th Election District of Prince George's County, Maryland, and being zoned Residential-Estate (R-E); and

WHEREAS, on November 14, 2017, Greenlife Property Group filed an application for approval of a Preliminary Plan of Subdivision for 24 parcels and 133 lots; and

WHEREAS, the application for approval of the aforesaid Preliminary Plan of Subdivision, also known as Preliminary Plan 4-17018 for Traditions at Beechfield was presented to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission by the staff of the Commission on February 15, 2018, for its review and action in accordance with the Land Use Article of the Annotated Code of Maryland and the Regulations for the Subdivision of Land, Subtitle 24, Prince George's County Code; and

WHEREAS, the staff of The Maryland-National Capital Park and Planning Commission recommended APPROVAL of the application with conditions; and

WHEREAS, on February 15, 2018, the Prince George's County Planning Board heard testimony and received evidence submitted for the record on the aforesaid application.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the provisions of Subtitle 24, Prince George's County Code, the Prince George's County Planning Board APPROVED Type 1 Tree Conservation Plan TCP1-007-99-03, and APPROVED a Variance to Section 25-122(b)(1)(G), and further APPROVED Preliminary Plan of Subdivision 4-17018, including a Variation from Section 24-128(b)(11)(A), for 24 parcels and 133 lots with the following conditions:

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.

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.
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.
 - b. In accordance with Section 27-548.43 of the Zoning Ordinance and prior to final plat approval, the Declaration of Covenants for the property, in conjunction with the formation of a condominium/homeowners association, shall 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.
 - c. Dedicate the right-of-way along MD 193 (Enterprise Road) as shown on the approved preliminary plan of subdivision.
 - d. Note on the final plat that direct access to US 50 (John Hanson Highway) is denied.
 - e. Submit a draft covenant or access easement document, which will ensure access extending from the Duckett Family Cemetery to Enterprise Road. The easement is intended to protect the visitation rights for relatives of the deceased. The covenant or easement document shall be recorded, and the liber/folio reflected on the final plat prior recordation.
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.
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.
6. Full cut-off optic light fixtures shall be used on this site to reduce light intrusion.
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.
- ~~[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.]~~
8. 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.
9. 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.
10. 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.
11. 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:

*Denotes Correction

Underlining indicates new language

[Brackets] and ~~strike through~~ indicate deleted language

“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.”

12. ~~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.”

13. ~~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.”

14. ~~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.

15. ~~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.

*Denotes Correction

Underlining indicates new language

[Brackets] and ~~striketrough~~ indicate deleted language

- ~~16.~~ 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.
- ~~17.~~ 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.
- ~~18.~~ 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.
- ~~19.~~ 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.

*Denotes Correction

Underlining indicates new language

[Brackets] and ~~striketrough~~ indicate deleted language

- 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.

BE IT FURTHER RESOLVED, that the findings and reasons for the decision of the Prince George's County Planning Board are as follows:

1. The subdivision, as modified with conditions, meets the legal requirements of Subtitles 24 and 27 of the Prince George's County Code and the Land Use Article of the Annotated Code of Maryland.
2. **Background**—The subject property is located at the northeast quadrant of US 50 (John Hanson Highway) and MD 193 (Enterprise Road). This preliminary plan of subdivision (PPS) includes Parcel 3 recorded among the Prince George's County Land Records in Liber 36831 at folio 561. The area of the property is approximately 83.66 acres and is located in the Residential-Estate (R-E) Zone. The applicant is proposing a planned retirement community, which is allowed in the zone by special exception. The proposal is for 133 lots and 24 parcels for the development of 71 single-family attached and 62 single-family detached dwellings, 108 multifamily condominiums, and 150 independent living rental apartments. The applicant is also proposing an elderly care facility with 100 multifamily independent-living apartments, 60 assisted living units (rooms), and 32 home care units (rooms). In total, 491 dwelling units are proposed. A Special Exception (SE-4785) was heard by the Zoning Hearing Examiner (ZHE) and, at the time of this approval, is pending final action.

The Type 1 Tree Conservation Plan (TCP1-007-99) identifies 101 specimen trees, 47 of which are proposed to be removed with the pending SE-4785. An additional (one) specimen tree is approved for removal with this PPS application. Section 25-122(b)(1)(G) of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) requires the preservation of specimen trees. The applicant obtained approval of the variance, pursuant to Section 25-119(d), in order to develop the site as proposed. The Planning Board approved the variance for removal of one specimen tree.

The PPS proposes 22-foot private roadways to service the single-family attached townhomes on-site. However, Section 24-128(b)(11)(A) of the Subdivision Regulations requires private roadways to be provided with a pavement width equal to the standard roadway width for secondary or primary residential streets (26 feet) per current DPW&T standards. Pursuant to Section 24-113, the applicant has submitted a variation request to allow for a 22-foot-wide pavement width for private roadways. The Planning Board approved the variation.

The Planning Board approved the PPS with conditions.

3. **Setting**—The property is located on Tax Map 53, Grid F-2, in Planning Area 71A. The site is encompassed by single-family detached dwellings on the east side of the property, across MD 193, in the Rural Residential (R-R) Zone, to the south across US 50 in the Residential-Agricultural (R-A) Zone, to the east in the Mixed Use Community (M-X-C) Zone, and to the north in the Residential Low Development (R-L) and R-E Zones.
4. **Development Data Summary**—The following information relates to the subject PPS application and the proposed development.

Zone Use(s)	EXISTING	APPROVED
	R-E Single-Family Detached Dwelling	R-E Planned Retirement Community
Acreage	83.66	83.66
Lots	0	133
Outlots	0	0
Parcels	1	24
Dwelling Units:	0	491
Public Safety Mitigation Fee	No	No
Variance	No	Yes (Section 25-122(b)(1)(G))
Variation	Yes	Yes (Section 24-128(b)(11)(A))

Pursuant to Section 24-119(d)(2) of the Subdivision Regulations, this case was heard before the Subdivision and Development Review Committee (SDRC) on December 1, 2017. The requested variation from Section 24-128(b)(11)(A) of the Subdivision Regulations was accepted on December 29, 2017 and heard at the SDRC meeting on January 12, 2018, as required by Section 24-113(b) of the Subdivision Regulations.

5. **Previous Approvals**—The site was subject to a previously approved PPS 4-08043 (PGCPB Resolution No. 08-193), approved by the Prince George's County Planning Board on December 18, 2008 for one parcel for a planned retirement community (permitted by SE-4529). The applicant has filed Special Exception SE-4785, which was heard before the Zoning Hearing Examiner on December 13, 2017 and is pending final action. This PPS subdivides the planned retirement community in to fee-simple lots and, on approval, superseded PPS 4-08043.
6. **Community Planning**—The *Plan Prince George's 2035 Approved General Plan* (General Plan) designates the area of the site in the Established Growth Policy area. The vision for Established Communities is a context-sensitive infill and low- to medium-density development. The 2006 *Approved Masterplans for Bowie and Vicinity and Sectional Map Amendment for Planning Areas*

71A, 71B, 74A, 74B (Bowie and Vicinity Master Plan and SMA) describes the proposed project as within the Developing Tier, in need of senior housing, and identifies several criteria for the provision of senior housing (Policy 4: Develop High Quality Senior Housing, page 11), which this project complies with, subject to approval of SE-4785. Therefore, this PPS conforms to the General Plan and area master plan in accordance with Section 24-121(a)(5) of the Subdivision Regulations.

Aviation Policy Area 6 (APA 6)

Part of the subject property is located in Aviation Policy Area APA 6 within the proximity of Freeway Airport. The APA regulations contain height requirements in Section 27-548.42 of the Prince George's County Zoning Ordinance and the purchaser notification requirements for property sales in Section 27-548.43 that are relevant to this application. No building permit may be approved for a structure higher than 50 feet in APA 6, unless the applicant demonstrates compliance with Federal Aviation Regulations Part 77. Although this PPS is not approving building location or architecture, including the height of buildings, the applicant should provide a letter from the Federal Aviation Administration which acknowledges that the proposed development does not pose any hazard to air navigation, prior to approval of a building permit. The final plat shall note the site's proximity to a general aviation airport and disclosure notices shall be provided in accordance with the notification requirements of Section 27-548.43.

7. **Stormwater Management**—An unapproved stormwater management concept plan has been 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 Prince George's County 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 stormwater management concept plan shall be submitted prior to signature approval of the PPS, to ensure that development of the site will not result in on-site or downstream flooding.
8. **Parks and Recreation**—The applicant has provided conceptual information and proposes private on-site recreational facilities within the development. These include a 5,000-square-foot community center/clubhouse with a pool, and an elderly care facility building with a putting green, bocce ball court, theater, and fitness center. In addition, the applicant has proposed to construct a trail connection to the adjacent Maryland-National Capital Park and Planning Commission (M-NCPPC) Marleigh Park to the north. This neighborhood park includes two tennis courts, a playground, a gazebo an athletic field, and a loop trail with fitness stations.

As part of the development of this project, the applicant proposes to access the Washington Suburban Sanitary Commission (WSSC) waterline located within the Marleigh Drive right-of-way. In order to accomplish this, the applicant needs to construct a waterline connection through M-NCPPC's adjacent Marleigh Park. The applicant shall coordinate with the Prince George's County Department of Parks and Recreation (DPR) in order to obtain the necessary approval of easements, which should be designed to minimize disruption to, and maximize the future build-out of, this public park.

The Planning Board finds that the private recreational facilities within the residential development, as well as the public recreational facilities located within walking distance of the adjacent Marleigh Park, will adequately service the recreational needs of the future residents and exceed the mandatory dedication requirements. Therefore, the Planning Board finds that the applicant must provide private on-site recreational facilities in order to meet the provisions of Section 24-134 of the Subdivision Regulations. In order to meet the bonding, implementation, and surety requirements outlined in the *Park and Recreation Facilities Guidelines*. The applicant shall submit a limited detailed site plan to be approved by the Planning Board or its designee.

9. **Trails**—The 2009 *Approved Countywide Master Plan of Transportation* (MPOT) and area master plan recommend a shared-use side path and designated bike lanes along MD. The MPOT includes the following text regarding this recommendation:

MD 193 Shared-Use Side path and Designated Bike Lanes: Provide continuous pedestrian and bicycle accommodations along MD 193 with either a wide sidewalk or side path for pedestrians and recreational cyclists, and wide curb lanes, bike lanes, or shoulders for on-road bicyclists. MD 193 is a major east/west corridor in northern Prince George's County and provides access to many schools, parks, and commercial areas. Pedestrian safety along the corridor is a concern and the provision of facilities to safely accommodate pedestrians and bicyclists is a priority.
(page 26)

At the time of the special exception, staff recommended the construction of a shared-use side path along the site's frontage of MD 193. This is consistent with frontage improvements made to the north of the site along the frontage of the Marleigh development. Designated bike lanes can be provided within the dedicated right-of-way at the time of road resurfacing or improvement. The PPS reflects this master plan trail along the site's frontage, consistent with the MPOT and master plan.

The MPOT reaffirms the need for sidewalks within new developments and, as frontage improvements are made, by including several policies related to pedestrian access and the provision of sidewalks. The Complete Streets section includes the following policies regarding sidewalk construction, the accommodation of pedestrians, and provision of complete streets:

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

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

Sidewalks are provided along both sides of most roads. One additional sidewalk linking the elder care facility with Road A was recommended at the time of the special exception, and this connection has been shown on the PPS. The master plan trail along MD 193 is shown on the plans. The sidewalk network is comprehensive and links to all portions of the subject site, consistent with the MPOT policies noted above. No additional sidewalk or trail recommendations are necessary at this time. The timing of the trail connection to the adjacent M-NCPPC parkland will be determined by DPR.

10. **Transportation**—A traffic study dated October 2017, was submitted by the applicant and referred to SHA and DPIE, which analyzed the transportation impacts for this site. No comments from SHA or DPIE regarding the transportation analysis were returned. Traffic counts for the critical intersections were taken in September 2017. The findings outlined below are based upon a review of these materials and analyses conducted by staff, consistent with the “Transportation Review Guidelines, Part 1.”

Trip Generation Summary, SE-4785, Traditions at Beechfields								
Land Use	Use Quantity	Metric	AM Peak Hour			PM Peak Hour		
			In	Out	Tot	In	Out	Tot
Senior Adult Housing – Single-Family (attached and detached)	133	residences	11	19	30	21	15	36
Senior Adult Housing – Multifamily	258	residences	13	21	34	26	15	41
Assisted Living/Care Home	92	units	8	5	13	9	11	20
Independent Living/Congregate Care	100	residences	4	2	6	9	8	17
Total Trips Utilized in Analysis			36	47	83	65	49	114

The traffic generated by the PPS would impact the following intersections, interchanges, or links in the transportation system:

MD 193 & MD 450 (signalized)
MD 193 & MD 953 (signalized)
MD 193 & Site Access (unsignalized)
MD 193 & Chantilly Ln (unsignalized)

The subject property is located within Transportation Service Area 2, as defined in the *Plan Prince George's 2035 Approved General Plan*. As such, the subject property is evaluated according to following standards:

Links and signalized intersections: Level-of-service (LOS) D, with signalized intersections operating at a critical lane volume (CLV) of 1,450 or better. Mitigation, as defined by Section 24-124(a)(6) of the Subdivision Ordinance, is permitted at signalized intersections subject to meeting the geographical criteria in the “Guidelines for the Analysis of the Traffic Impact of Development Proposals.”

Unsignalized intersections: The procedure for unsignalized intersections is not a true test of adequacy but rather an indicator that further operational studies need to be conducted. A three-part process is employed for two-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure, (b) the maximum approach volume on the minor streets is computed if delay exceeds 50 seconds, and (c) if delay exceeds 50 seconds and at least one approach volume exceeds 100, the CLV is computed. A two-part process is employed for all-way stop-controlled intersections: (a) vehicle delay is computed in all movements using the *Highway Capacity Manual* (Transportation Research Board) procedure, and (b) if delay exceeds 50 seconds, the CLV is computed. Once the CLV exceeds 1,150 for either type of intersection, this is deemed to be an unacceptable operating condition at unsignalized intersections. In response to such a finding, the Planning Board has generally recommended that the applicant provide a traffic signal warrant study and install the signal (or other less costly warranted traffic controls) if deemed warranted by the appropriate operating agency.

The following critical intersections identified above, when analyzed with existing traffic using counts taken in September 2017 and existing lane configurations, operate as follows:

EXISTING TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
MD 193 & MD 450	1,033	1,045	B	B
MD 193 & MD 953	1,016	1,112	B	B
MD 193 & Site Access	----	----	--	--
MD 193 & Chantilly Ln. (unsignalized)	552.6*	754.4*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations.				

None of the critical intersections identified above are programmed for improvement with 100 percent construction funding within the next six years in the current Maryland Department of Transportation “Consolidated Transportation Program” or the Prince George’s County “Capital Improvement Program.” Background traffic has been developed for the study area using six approved but unbuilt developments in the area (one of the six is the subject site as configured under Special Exception SE-4529). A 1.0 percent annual growth rate for a period of six years has

been assumed. The critical intersections, when analyzed with background traffic and existing lane configurations, operate as follows:

BACKGROUND TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
MD 193 & MD 450	1,125	1,186	B	C
MD 193 & MD 953	1,127	1,314	B	D
MD 193 & Site Access	---	---	--	--
MD 193 & Chantilly Ln.	+999*	+999*	--	--
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

The following critical intersections, interchanges and links identified above, when analyzed with the programmed improvements and total future traffic as developed using the "Transportation Review Guidelines," including the site trip generation as described above, operate as follows:

FUTURE TRAFFIC CONDITIONS				
Intersection	Critical Lane Volume (CLV, AM & PM)		Level of Service (LOS, AM & PM)	
MD 193 & MD 450	1,127	1,196	B	C
MD 193 & MD 953	1,137	1,335	B	D
MD 193 and site access			--	--
Maximum Vehicle Delay (seconds)	51.9*	121.8*	No pass	No pass
Maximum Approach Volume	46	48	Pass	Pass
MD 193 and Chantilly Lane			--	--
Maximum Vehicle Delay (seconds)	+999*	+999*	No Pass	No pass
Maximum Approach Volume	116	62	No Pass	Pass
Critical Lane Volume	1,291	--	No Pass	Pass
*In analyzing unsignalized intersections, average vehicle delay for various movements through the intersection is measured in seconds of vehicle delay. The numbers shown indicate the greatest average delay for any movement within the intersection. According to the Guidelines, delay exceeding 50.0 seconds indicates inadequate traffic operations. Values shown as "+999" suggest that the parameters are beyond the normal range of the procedure, and should be interpreted as a severe inadequacy.				

Under future conditions, the signalized intersections are operating at acceptable levels of service and/or intersection delay as defined by the "Transportation Review Guidelines, Part 1, 2012." The site access on MD 193 is projected to slightly exceed 50 seconds of minor street delay in the background and total traffic conditions during the evening peak hour. The three-tier test was conducted and analyzed. Part 2 of the three-tier test confirmed that the volume is well below the threshold of 100 vehicles per hour, therefore, the site access is deemed to be adequate.

The intersection of MD 193 at Chantilly Lane is projected to exceed 50 seconds of minor street delay in the existing, background, and total traffic conditions during the morning and evening peak hour. The unsignalized analysis is a three-tier test. Part 1 of the analysis reveals that the intersection exceeds 50 seconds of delay per vehicle on the minor street during both the AM and PM peak hour, therefore, Part 2 of the analysis must be evaluated. Part 2 reveals that the volume on the minor street approach does exceed the threshold of 100 vehicles per hour during the AM peak hour only, therefore, Part 3 of the analysis must be evaluated. Part 3 reveals that the CLV exceeds 1,150 vehicles during the AM peak hour, therefore, the intersection does not pass the unsignalized intersection test, and a requirement for a signal warrant study will need to be imposed at this location.

A trip cap consistent with the trip generation assumed for the site, 83 AM and 115 PM peak-hour vehicle trips, is conditioned with this approval.

Access and Circulation

The PPS provides the proposed lots along a public street that traverses the east-west length of the property. This roadway is shown with a right-of-way of 82 feet at the entrance, and transitioning to a 50-foot-wide secondary residential street. The size of this roadway has been reviewed and is acceptable. In general, access and circulation is acceptable.

Variation Request-Private Roads

The applicant is requesting a variation from Section 24-128(b)(11)(A) of the Subdivision Regulations, which sets a standard for private rights-of-way within the R-E Zone. The applicant wishes to construct private roadways with a 22-foot-wide pavement section, instead of the 26-foot-wide pavement normally required, to serve the townhouses within the development. The applicant must meet several legal requirements pursuant to Section 24-113(a) of the Subdivision Regulations. Those requirements are further outlined below.

Given all of the factors and explanations provided below, the variation is approved. Adequate right-of-way dedication has occurred and/or has been reflected appropriately on the submitted plans, and no further right-of-way is required of this site. Based on the preceding findings, adequate transportation facilities will exist to serve the proposed subdivision, as required in accordance with Section 24-124 of the Subdivision Regulations with conditions.

11. **Variation**—Section 24-128(b)(11)(A) requires the following:

Section 24-128. - Private roads and easements.

- (b) **The Planning Board may approve preliminary plans of development containing private roads, rights-of-way, alleys, and/or easements under the following conditions:**

- (11) **In the O-S, R-A, and R-E Zones, the Planning Board may approve the subdivision with private rights-of-way, provided that:**
- (A) **The private roads shall have a minimum pavement width equal to the standard roadway width for secondary residential streets or primary residential streets, as appropriate, and shall be constructed pursuant to the Department of Public Works and Transportation specifications and standards;**
 - (B) **Covenants shall be recorded among the Land Records of Prince George's County stating that a homeowners association is responsible for maintenance of the private roads and for accessibility of the private roads to emergency equipment; and**
 - (C) **The accessibility of the private roads to emergency equipment shall be ensured by having the Fire Chief (or designee) approve the private roads.**

The subject site proposes single-family attached lots accessed via private streets proposed with a pavement width of 22 feet. The pavement width for secondary residential streets, pursuant to current DPW&T standards, is 26 feet. A variation is approved to allow for a reduction to the standard pavement width. A 22-foot pavement width is consistent with urban streets standards; however, this site is not located within a center or corridor in which the urban street standards would normally be applied. The private roads will be ensured maintenance through HOA covenants as required through Provision 'B' above. The PPS was referred to the Fire Chief in accordance with Provision 'C' above, and adequacy of the private roads will be further ensured through the street construction permitting process.

Section 24-113 of the Subdivision Regulations sets forth the required findings for approval of a variation.

Section 24-113. - Variations.

- (a) **Where the Planning Board finds that extraordinary hardship or practical difficulties may result from strict compliance with this Subtitle and/or that the purposes of this Subtitle may be served to a greater extent by an alternative proposal, it may approve**

variations from these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variation shall not have the effect of nullifying the intent and purpose of this Subtitle and Section 9-206 of the Environment Article; and further provided that the Planning Board shall not approve variations unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the variation request would not be detrimental to public safety, health or welfare, or injurious to other property;**

The granting of the variation to allow vehicular access to the single-family attached dwellings from private rights-of-way, which do not meet the standard pavement width typical for single-family detached homes, is consistent with design practices typical for townhouse development. The townhouses are served by private streets with a 22-foot-wide pavement width. In addition, 22-foot-wide pavement widths for private streets is consistent with DPW&T's urban street standards. As such, allowing development of the single-family attached lots as approved will not be detrimental to public safety, health, or welfare or injurious to other property.

- (2) The conditions on which the variations are based are unique to the property for which the variation is sought and are not applicable generally to other properties;**

As a Planned Retirement Community, the proposed development is unique. Development of the property will be subject to a special exception approved by the District Council. In addition, the type of dwelling unit proposed is only allowed in the R-E Zone by virtue of a Planned Retirement Community. Thus, the variation in this instance would not be applicable generally to other properties in the R-E Zone, and is unique to this specific development proposal.

- (3) The variation does not constitute a violation of any other applicable law, ordinance or regulations;**

The variation to Section 24-128(b)(11) is unique to the Subdivision Regulations and under the sole authority of the Planning Board. The adequacy of the private roads will be further ensured through the street construction and permitting process. The approval of a variation to allow private rights-of-way with different design standards as set forth in Section 24-128(b)(11) does not constitute a violation of any other law, ordinance or regulation.

- (4) **Because of the peculiar physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.**

The subject property is being developed as a Planned Retirement Community under a special exception. The pavement width requirements of the underlying zone (R-E), would generally apply to single-family detached development. However, townhouse development is allowed in the R-E Zone within a Planned Retirement Community. If the strict letter of these regulations were carried out, the applicant would be required to design all of the roadways to the standards applicable to primary or secondary roadways. This would result in a particular hardship on the owner for several reasons. First, the roadways serving single-family attached lots are not always designed to meet the standards of a primary or secondary residential street. This would force the development of this townhouse community to apply a different standard than other townhouse communities. Second, the amount of pavement which would be required would increase substantially, increasing the cost of maintenance to the homeowner's association with no benefit to the residents. Finally, the property is greatly impacted by regulated environmental features which greatly reduce the developable area of the property. Requiring the private roads which serve the single-family attached lots to conform to the standards, which are applicable to a primary or secondary residential street would result in a substantial loss of units which cannot be recouped on other areas of the property due to the existing topographical and environmental conditions. Thus, enforcing the strict letter of these regulations would cause a reduction of dwelling units, would force the development of units in a manner not standard for the type of unit proposed in other zones, and would increase the maintenance costs of the homeowner's association not only because there would be fewer units to pay the cost of maintenance, but also because the streets would be wider and there would be asphaltting to maintain.

- (5) **In the R-30, R-30C, R-18, R-18C, R-10A, R-10, and R-H Zones, where multifamily dwellings are proposed, the Planning Board may approve a variation if the applicant proposes and demonstrates that, in addition to the criteria in Section 24-113(a), above, the percentage of dwelling units accessible to the physically handicapped and aged will be increased above the minimum number of units required by Subtitle 4 of the Prince George's County Code.**

The subject property is zoned R-E; therefore, this provision does not apply.

12. **Schools**—This PPS was reviewed for impact on school facilities in accordance with Section 24-122.02 of the Subdivision Regulations and the “Adequate Public Facilities Regulations for Schools” (CR-23-2001 and CR-38-2002), and it was concluded that the subdivision is exempt from a review for schools because it is a retirement community.

13. **Fire and Rescue**—This PPS was reviewed for adequacy of fire and rescue services in accordance with Section 24-122.01(d) and Section 24-122-01(e)(1)(C) and (E) of the Subdivision Regulations. The response time standard established by Section 24-122.01(e) is a maximum of seven minutes travel time from the first due station. The proposed project is served by Glenn Dale Fire/EMS, Company 818, which is located at 11900 Glenn Dale Boulevard.

Deputy Fire Chief Dennis C. Wood, Emergency Services Command of the Prince George’s County Fire/EMS Department, stated in writing that, as of November 16, 2017, the project is within a seven-minute travel time from the first due station.

The Fire Chief, as of May 15, 2016, has outlined the adequacy of personnel and equipment as required by Section 24-122.01(e).

14. **Police Facilities**—This PPS was reviewed for adequacy of police services in accordance with Section 24-122.01(c) of the Subdivision Regulations.

The subject property is in Police District II, Bowie. The response time standards established by Section 24-122.01(e) is 10 minutes for emergency calls and 25 minutes for nonemergency calls. Based on the most recent available information provided by the Prince George’s County Police Department as of December 2015, the police response time standards of 10 minutes for emergency calls and 25 minutes for nonemergency calls are met.

15. **Water and Sewer**—Section 24-122.01 of the Subdivision Regulations states that “the location of the property within the appropriate service area of the Ten-Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.”

The 2008 *Water and Sewer Plan* placed this property in water and sewer Category 4, Adequate Community System Development Plan. The property is located within Tier 2 under the Sustainable Growth Act and will, therefore, be served by public systems.

Water and sewer connections are proposed from MD 193 and a waterline connection is proposed through M-NCPPC parkland to the north, which will require separate approval from the Department of Parks and Recreation (DPR), as discussed further in the DPR finding.

16. **Public Utility Easement**—Section 24-122 of the Subdivision Regulations states that, when utility easements are required by a public company, the subdivider should include the following statement in the dedication documents recorded on the final plat:

“Utility easements are granted pursuant to the declaration recorded among the County Land Records in Liber 3703 at folio 748.”

The standard requirement for a public utility easements (PUEs) is 10 feet wide along both sides of all public rights-of-way. The site has frontage along MD 193 and the applicant has provided the required PUE. In addition, the applicant has provided the required PUE along both sides of Public Roads ‘A’ and ‘C,’ within the site.

Section 24-128(b)(12) of the Subdivision Regulations requires a 10-foot-wide PUE along one side of all private roads. The submitted PPS conforms to the PUE requirement for all private roadways within the site.

17. **Use Conversion**—The total development included in this PPS is for a planned retirement community containing 62 single-family detached dwellings, 71 single-family attached dwellings, 108 multifamily condominiums, 150 multifamily independent-living rental apartments, and an elderly care facility with 100 multifamily independent-living apartments, 60 assisted living units/rooms, and 32 home care units/rooms, in the R-E Zone. If a substantial revision to the mix of uses on the subject property is proposed that affects Subtitle 24 adequacy findings as set forth in the resolution of approval and reflected on the PPS plan, that revision of the mix of uses shall require approval of a new PPS prior to approval of any building permits.
18. **Historic**—A Phase I archeological survey was conducted on the subject property in August and September 2008. Two Archeological Sites, 18PR955 and 18PR956, were identified. Site 18PR955 is a nineteenth and twentieth century farmstead and possible structure located in the north central part of the property, north of the existing buildings. Artifacts recovered from the site suggest that this was a house site occupied from the mid-nineteenth to the early twentieth century. Site 18PR956 is an eighteenth to twentieth century farmstead and possible structure. Recovered artifacts suggest an initial occupation of the subject property in the late eighteenth century that continued through the twentieth century. The existing house on Site 18PR956 was built around 1956 and is probably in the same location as an earlier house that existed on the property.

Deed records indicate that Richard Jacob Duckett consolidated tracts of land from four separate land patents between 1754 and 1798 to form a 500-acre plantation. Richard Jacob Duckett is listed in the 1790 census and held 22-enslaved laborers at that time. He is again found in the 1800 census and held 12-enslaved laborers at that time. Richard Jacob Duckett died in 1803 and, in his will, devised all his real estate to his son, Basil Duckett. Richard Jacob Duckett is likely buried in the family cemetery adjacent to the subject property. The 1810 census lists Basil Duckett as holding 25 enslaved laborers. Basil Duckett died about 1816 without leaving a will. Basil Duckett is likely buried in the family cemetery adjacent to the subject property. However, the 1828 tax lists indicate that the heirs of Basil Duckett owned about 696 acres and Benjamin M. Duckett, a son of Basil Duckett, held three-enslaved laborers. By 1840, Benjamin M. Duckett had acquired a portion of the interest of his siblings in his father’s estate and then held 23-enslaved laborers. In 1850, Benjamin M. Duckett held 16 enslaved laborers. Benjamin Duckett died on March 30, 1851 and was buried in the Duckett Family Cemetery. His widow, Sophia J. Duckett, continued to reside on

the property and died in February 1861. She is likely buried in the family cemetery adjacent to the subject property.

Benjamin M. and Sophia J. Duckett's daughters, Sophia M. Duckett, Martha A. Duckett, and Harriet C. Duckett continued to reside on the subject property. Sophia Duckett married Alexander Hall in December 1869. After their marriage, Sophia and Alexander Hall resided on the subject property, along with Sophia's sister, Martha Duckett. Sophia Hall is noted on the 1878 Hopkins map. The 1870 census shows that Harriet Duckett was residing with her brother-in-law and sister, William T. and Margaret Duvall, in Bladensburg in 1870.

The heirs of Benjamin M. and Sophia J. Duckett filed a suit in 1870 to partition the land of their parents. Testimony provided indicates that there was a dwelling house on the property and that outbuildings, consisting of one barn, a corn crib, a stable, a granary, and one double quarter for servants, were located near the house. Archeological Site 18PR955 appears to represent the house site, outbuildings, and quarters described in the 1870 equity case.

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

Alexander Hall died between 1880 and 1900 and may have been buried in the Duckett Family Cemetery. Margaret E. Duvall, a sister of Sophia D. Hall, died between 1880 and 1900. She may have been buried in the Duckett Family Cemetery. Sophia D. Hall died in 1903 and she is probably buried in the Duckett Family Cemetery. Sophia D. Hall devised the Duckett family property to her niece, Mary A. Duvall, daughter of her sister Margaret E. Duvall. Mary A. Duvall resided on the property until she sold her 115-acre farm to Garland S. Arnold and Harold C. Arnold in 1911. The deed reserved a one-acre parcel where the family graveyard of the late Benjamin M. Duckett and his descendants were located. The family graveyard appears on a 1954 road plat for the construction of US 50.

Historical records suggest that the subject property was occupied by the mid-eighteenth century by Richard J. Duckett and his family. Richard J. Duckett was the son of Richard Duckett, whose plantation site was investigated in 2006 (Site 18PR705). The eighteenth century dwelling house of Richard Duckett was possibly located on the high point where Site 18PR956 was identified. The 1950s house constructed by Albert Turner, the builder of the New Carrollton housing development and many others, appears to have impacted the site of the earliest dwelling on the property. Members of the Duckett family, who occupied the subject property throughout the late eighteenth and nineteenth centuries, held many enslaved laborers, some of whom resided near the plantation house. Site 18PR956 may represent the location of the original eighteenth century plantation house. Construction of the 1950s house and several outbuildings has disturbed earlier deposits that may have been associated with the earliest residence. Therefore, no further work was

recommended on Site 18PR956. The Planning Board finds that no further work is necessary on Site 18PR956.

Site 18PR955 is located to the north of the 1950s Turner house site. The 1861 Martenet map, the 1878 Hopkins map, and U.S. Geological Survey maps indicate that the dwelling of Benjamin Duckett and his family was located north of the earliest house site (18PR956) and may have remained standing until the 1980s. This portion of the property could represent an area where the house, slave quarters, and outbuildings associated with the Duckett plantation were located. Artifacts dating from the nineteenth century through the early twentieth century were recovered from this area. The artifacts indicate a domestic occupation of Site 18PR955. Staff recommended Phase II investigations of Site 18PR955. This site likely represents the building described in the 1870 equity case, which included the dwelling house, one barn, a corn crib, a stable, a granary, and one double quarter for servants. The servant's quarter was likely a former slave cabin. This site could provide information on the transition from slavery to freedom in Prince George's County after the Civil War.

Phase II field investigations were conducted in November and December 2008 and January 2009. Site 18PR955 was split into three areas where artifact concentrations were identified in the Phase I survey. Areas 'A' and 'C' contained intact cultural features and deposits. A large pit feature and a brick-lined well were identified in Area 'A.' The pit was completely excavated and was found to contain material dating to the late eighteenth to early nineteenth centuries. The northern portion of Area 'A' exhibited a high degree of ground disturbance and modern earth movement. Structural features in Area 'A' probably represent buildings that were part of the inner yard area of the Basil and Benjamin Duckett plantation house. Two intact structural features were also twentieth century tenant house and outbuildings. Area 'C' may have been the location of a slave quarter, which later was occupied as a tenant house. Area 'B' did not contain any intact subsurface features or deposits.

The Phase II report recommended that the remains within Areas 'A' and 'C' of Site 18PR955 are eligible for inclusion in the National Register of Historic Places under Criterion D, and meets Planning Board Criterion B, for Phase III treatment. The area where Site 18PR955 is located is within a portion of the property proposed for the construction of a single-family attached and single-family detached residences. The Phase II report recommends Phase III mitigation of Areas 'A' and 'C' within Site 18PR955.

The applicant submitted a Phase III mitigation plan to recover significant information from Site 18PR955. In Area 'A,' the work plan proposed in the area surrounding the early nineteenth century trash pit and possible well, a surface area of 200 square meters will be mechanically stripped to expose any subsurface features or foundations. The historic trash pit and the square feature identified as a well in the Phase II investigations will be excavated. An additional 400-square-meter area will be mechanically stripped south of the trash pit/well area to expose any subsurface features or foundations in that area.

In Area 'B' (identified as Area 'C' in the Phase II investigations), the previously identified foundations will be fully exposed with mechanical equipment. Test units will be placed over approximately 35 percent of the foundation area to identify intact cultural deposits. All additional features that measure less than three meters in diameter will be bisected and sampled. A 35 percent sample will be taken of any additional features over three meters in diameter. An area of approximately 225 square meters will be mechanically stripped to search for additional features and foundations.

Soil samples will be taken in both areas, and specialized analysis of flora and fauna will be conducted, as necessary. All artifacts recovered from the Phase III investigations will be curated at the Maryland Archaeological Conservation Laboratory in St. Leonard, Maryland. A summary report will be produced for the public, and interpretive signage will be provided within the development.

It was determined that the Duckett Family Cemetery (18PR1096) is not within the subject property. However, the applicant has provided an access easement from MD 193 to the Duckett Family Cemetery on the PPS.

19. **Urban Design**—The application is subject to the requirements of Section 27-441, Uses Permitted, of the Zoning Ordinance. A planned retirement community is permitted in the R-E Zone, subject to a special exception. A Special Exception (SE-4785) was filed to allow the use and was heard by the ZHE on December 13, 2017. This application was reviewed for conformance with the previously reviewed SE-4785, and the lotting pattern on this PPS is generally consistent with SE-4785.

Section 27-328.02 of the Zoning Ordinance requires that all landscaping required for a special exception be approved at the same time the special exception is approved, and that it comply with the 2010 *Prince George's County Landscape Manual* (Landscape Manual), as demonstrated on a landscape plan. The technical staff report dated October 5, 2017 for SE-4785 included Condition 12 relating to conformance to the Landscape Manual.

Tree Canopy Coverage

The proposed development is subject to the Prince George's County Tree Canopy Coverage Ordinance because it will require a building and/or grading permit that proposes 5,000 square feet of disturbance. Specifically, the minimum tree canopy coverage (TCC) requirement for the R-E Zone is 20 percent. Therefore, the subject 83.66-acre property must provide 16.73 acres of site area to be covered by tree canopy. This requirement was evaluated at the time of SE-4785, and Condition 18 was included in the technical staff report dated October 5, 2017.

Site Design

The spacing between the side yard of the single-family homes and the townhouse units is less than 25 feet; particularly between townhouse Lot 31 and single-family Lot 18, and between townhouse Lot 22 and single-family Lots 20 and 21. This issue was raised at the time of the review of

SE-4785, and the following condition was included in the technical staff report dated October 5, 2017:

16. **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.**

The spacing proposed between the side yard of the townhomes is inadequate, particularly between Block B townhouse Lots 4 and 5, Lots 12 and 13, Lots 16 and 17, Lots 20 and 21, Lots 31 and 32, and between townhouse Lot 35 and single-family Lot 36, and additionally Block H townhouse Lots 4 and 5, where spacing is proposed as little as five feet between the side property lines. Subsequent to the review of the PPS, the applicant submitted Exhibit A to address staff's concerns regarding spacing between lot lines and has provided a minimum of eight feet between the side property lines of these units. In addition, a minimum of 20 feet is provided between the rear property lines of townhouse lots 27–31 and 22–26, Block C, to allow sufficient area for the maintenance of storm drains located between these lots. The Planning Board finds that the revisions of the lot line spacing is adequately addressed by Applicant's Exhibit A.

The lotting pattern between these lots shall be revised to increase the spacing between the side yard and rear yards of the single-family homes and the townhouse lots, to allow for additional space to provide adequate passage for residents, and to allow relocation of storm drain easements off the lots, particularly between townhouse Lot 31 and single-family Lot 18, and between townhouse Lot 22 and single-family Lots 20 and 21, where the spacing is as little as 15 feet.

20. **Environmental**—The following applications and associated plans for the subject site were previously reviewed:

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	10/20/2015	N/A
DSP-09008	N/A	Planning Board	Pending (To be withdrawn)	N/A	N/A
SE-4785	TCP2-014-2017	Zoning Hearing Examiner	Pending		Final Written Decision Pending

Grandfathering

The project is subject to the environmental regulations contained in Subtitles 24, 25, and 27 of the Prince George's County Code that came into effect on September 1, 2010 because the application is for a new PPS.

Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment

The master plan contains environmentally-related policies and strategies that are applicable to the subject application.

Policy 1: Protect, preserve and enhance the identified green infrastructure network within the master plan area.

Strategies:

1. **Use designated green infrastructure network to identify opportunities for environmental preservation and restoration during the development review process.**

The site contains regulated and evaluation areas of the Green Infrastructure Plan that comprises streams, wetland, and floodplain. The most significant impact to this area is for a stream crossing to access the northeast portion of the site. The applicant is proposing to enhance several of the existing wooded areas by removing invasive species (Bradford pear) and replanting with native, non-invasive species. In addition to forest enhancement of the green infrastructure areas, the applicant also proposes wetland mitigation in lieu of impacts for the stream crossing.

2. **Protect primary corridors (Patuxent River and Collington Branch) during the development review process to ensure the highest level of preservation and restoration possible, with limited impacts for essential development elements. Protect secondary corridors (Horsepen Branch, Northeast Branch, Black Branch, Mill Branch, and District Branch) to restore and enhance environmental features and habitat.**

Map 7 (page 188) of the master plan identifies the on-site stream system as a Secondary Corridor, which is the main stem of the Northeast Branch within the Western Branch watershed. Restoration is being provided, to the extent possible, by providing wetland creation and forest enhancement in existing degraded areas.

3. **Carefully evaluate land development proposals in the vicinity of identified Special Conservation Areas (SCA) (the Beltsville Agricultural Research Center to the north, along with the Patuxent Research Refuge; Belt Woods in the western portion of the master plan area; and the Patuxent River) to ensure that the SCAs are not impacted and that connections are either maintained or restored.**

This site is not located within, or in the vicinity of, a special conservation area.

4. **Target public land acquisition programs within the designated green infrastructure network in order to preserve, enhance or restore essential features and special habitat areas.**

The site contains an extensive stream valley that connects to the Marleigh Subdivision to the north. It is also adjacent to a large tract of undeveloped land in the Fairwood Subdivision to the east. Both of these areas are part of their community's homeowners association (HOA). It is expected that the environmental area of the subject property will also be part of an HOA. These tracts of land, together, should be considered for public acquisition; however, it should be noted that this particular area, outside of necessary permanent impacts, will be the subject of preservation, restoration, and enhancement, and will be placed in a conservation easement for long-term protection.

Policy 2: Restore and enhance water quality in areas that have been degraded and preserve water quality in areas not degraded.

Strategies:

1. **Implement the strategies contained in the Western Branch Watershed Restoration Action Strategy (WRAS).**
2. **Add identified mitigation strategies from the Western Branch WRAS to the countywide database of mitigation sites.**
3. **Encourage the location of necessary off-site mitigation for wetlands, streams, and woodlands within sites identified in the Western Branch WRAS and within sensitive areas that are not currently wooded.**

This site is in the Western Branch Watershed Restoration Action Strategy (WRAS) area. The on-site stream is the confluence of two major branches of headwaters, which combine on-site to form the main stem of the Northeast Branch, and is identified in the WRAS as part of the Upper Northeast Branch.

The final WRAS report for the Western Branch, prepared by the Prince George's County Department of Natural Resources and the City of Bowie, was issued in 2004 and presented the findings of a stream corridor assessment and recommended implementation strategies for restoring or enhancing problematic areas. The report issued this stream segment a basin condition score of "poor." It was identified as one of the top six priority watersheds for protection and conservation. "These subwatersheds constitute considerable forested Greenways, endangered flora and fauna and include the 'Heart of Western Branch'."

During several meetings with the applicant, including a site visit, it was noted that the site has been severely impacted by beaver activity, primarily the loss of woodlands within the floodplain. Several areas surrounding this segment of stream, primarily outside of the floodplain, will receive restoration in the form of invasive species removal, habitat restoration, wetland mitigation, and forest enhancement.

4. Ensure the use of low impact-development techniques to the extent possible during the development process.

The proposal has not yet received stormwater concept approval. The submitted unapproved concept plan shows the use of numerous micro-bioretenment facilities, as well as submerged gravel wetlands, to meet the current requirements of environmental site design, to the maximum extent practicable.

In addition to these low-impact stormwater controls, the plan also proposes an environmental road crossing with culvert, to access a portion of developable land on the eastern side of the site. The use of culverts is not considered a low-impact technique; however, in several meetings with DPIE, the use of an environmentally-sensitive culvert was preferred.

Concept approval is required prior to Planning Board approval of the PPS.

5. During the development review process evaluate streams that are to receive stormwater discharge for water quality and stream stability. Unstable streams and streams with degraded water quality should be restored, and this mitigation should be considered as part of the stormwater management requirements.

As part of the environmental road crossing with culvert construction, the project will realign part of the stream to ensure safe conveyance. Proposed stream impacts, mitigation, and restoration are contained in the Environmental Review section.

6. Encourage the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.

Woodland planting will consist of the use of native species. Species selection should be based on ability to reduce water consumption and the need for fertilizers or chemical applications.

7. Minimize the number of parking spaces and provide for alternative parking methods that reduce the area of impervious surfaces.

The plan proposes surface parking for multifamily facilities, as well as private garages for single-family lots. The use of a garage for the multifamily facilities should be considered.

8. Reduce the area of impervious surfaces during redevelopment projects.

Only a small portion of the approximately 83-acre property is developed. The remainder of the property has never been developed, although most of it has been actively mowed in the past. An increase in impervious surface is expected due to the nature of the project, consisting of single-family and multifamily units.

Policy 3: Protect and enhance tree cover within the master plan area.

Strategies

- 1. Encourage the planting of trees in developed areas and established communities to increase the overall tree cover.**
- 2. Provide a minimum of ten percent tree cover on all development projects. This can be met through the provision of preserved areas or landscape trees.**
- 3. Establish street trees in planting strips designed to promote long-term growth and increase tree cover.**
- 4. Establish tree planting adjacent to and within areas of impervious surfaces. Ensure an even distribution of tree planting to provide shade to the maximum amount of impervious areas possible.**

This proposal is for a new development. Conformance with the most current WCO is required. At a minimum, the woodland conservation threshold (WCT) should be met on-site. The required WCT of 25 percent and required TCC of 20 percent exceeds the master plan recommended 10 percent TCC.

Policy 4: Reduce overall energy consumption and implement more environmentally sensitive building techniques.

Strategies:

- 1. Encourage the use of green building techniques that reduce energy consumption. New building designs should strive to incorporate the latest environmental technologies in project buildings and site design. As redevelopment occurs, the existing buildings should be reused and redesigned to incorporate energy and building material efficiencies.**

2. **Encourage the use of alternative energy sources such as solar, wind, and hydrogen power. Provide public examples of uses of alternative energy sources.**

The use of green building techniques and energy conservation techniques is encouraged, as appropriate.

Policy 5: Reduce light pollution and intrusion into residential, rural, and environmentally sensitive areas.

Strategies:

1. **Encourage the use of alternative lighting technologies for athletic fields, shopping centers, gas stations, and car lots so that light intrusion on adjacent properties is minimized. Limit the total amount of light output from these uses.**
2. **Require the use of full cut-off optic light fixtures for all proposed uses.**
3. **Discourage the use of streetlights and entrance lighting except where warranted by safety concerns.**

The minimization of light intrusion from this site into the primary management area (PMA) and adjacent residential communities should be addressed. The use of alternative lighting technologies, and the limiting of total light output, should be demonstrated. Full cut-off optic light fixtures are required.

Policy 6: Reduce adverse noise impacts to meet State of Maryland noise standards.

Strategies:

1. **Evaluate development proposals using Phase I noise studies and noise models.**
2. **Provide adequate setbacks for projects located adjacent to existing and proposed noise generators.**
3. **Provide the use of approved attenuation measures when noise issues are identified.**

The site fronts on US 50, which is a designated freeway, and MD 193, which is a designated arterial road. Both of these roads generate sufficient traffic, which make noise impacts a concern. Additionally, the eastern portion of the site is within APA 6 associated with the Freeway Airport.

A noise study has been submitted. Details of the noise study, as well as requirements for mitigation, are provided in the Environmental finding.

Policy 7: Protect wellhead areas of public wells.

Strategies:

1. **Retain land uses that currently exist within the wellhead areas of existing public wells.**
2. **Continue monitoring water quality.**
3. **Consider the development of alternative public water provision strategies, such as public water connections, to eventually eliminate public wells.**

This site is not located within a wellhead protection area.

Conformance with the 2017 Green Infrastructure Plan

The site contains regulated and evaluation areas of the recently adopted Green Infrastructure Plan. This area comprises a stream system with a very wide floodplain and an extensive wetland network. The area has been significantly impacted due to upstream development, specifically the installation of a crossing with a culvert in a subdivision north of the site. The placement of a culvert in this area could further impact an already stressed stream system, which has shown significant degradation over the years due to high stormwater discharge, resulting in erosion and loss of vegetation within the wooded floodplain.

The current Green Infrastructure Plan does not map network gap areas as the previous 2005 plan did. Instead, it allows for the opportunity to identify network gaps at a smaller scale through the land development process. Based on an evaluation of the site and the adjacent areas, the stream valley to the east is owned by the Fairwood HOA and is protected by a platted conservation easement. The stream valley to the north is owned by the Marleigh HOA and is also protected by a platted conservation easement. The land area east of the Marleigh HOA easement and north of the subject site is a neighborhood park owned by M-NCPPC. The on-site stream system where these off-site streams meet, as well as its floodplain, present an opportunity to meet the environmental policies and strategies of the Bowie and Vicinity Master Plan and SMA and the Green Infrastructure Plan by establishing a contiguous ecological connection, limiting unnecessary disturbance, establishing woodlands, preserving and enhancing existing habitat, and possibly restoring parts of the stream valley naturally.

To accomplish this, the WCT must be met on-site. At a minimum, woodland should be enhanced and/or planted in the upland areas adjacent to the stream valley. Planting within the floodplain is not encouraged due to the beaver activity.

The applicant proposed forest enhancement and wetland mitigation. These areas will be fenced to ensure its successful progression. Most of the PMA will be preserved and placed in a protective conservation easement.

Natural Resources Inventory

A signed Natural Resources Inventory (NRI-041-08-01) was submitted with the application. The site contains 100-year floodplain, wetlands, streams, and steep slopes that comprise the PMA. A forest stand delineation was updated with the '-01' revision of the NRI, and indicates the presence of three forest stands labeled as Stands A, B, and C, and 100 specimen trees identified on the site. No additional information is required with regard to the NRI.

Woodland Conservation

This site is subject to the provisions of the WCO because there is an approved Type I Tree Conservation Plan, TCPI-007-99, associated with the site. A revised TCP1 has been submitted with the subject application and requires minor revisions to be found in conformance with the WCO. A special exception application, that is currently being processed, has an associated Type 2 Tree Conservation Plan (TCP2-014-2017).

The WCT for this 83.66-acre property is 25 percent of the net tract area or 15.28 acres. The total woodland conservation requirement, based on the amount of clearing proposed, is 19.90 acres. This requirement is proposed to be satisfied with 6.42 acres of on-site preservation, 0.98 acre of on-site reforestation, 2.14 acres of landscape credits, and 6.02 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. The applicant has shown the 6.02 acres of forest/ habitat enhancement at a 1:1 credit ratio and submitted a variance application, with the SE-4785 application, including a statement of justification (SOJ), to support the request. The approval of the variance will be determined with SE-4785 and the TCP1 will be consistent with that approval in regard to the forest/habitat enhancement credit ratio.

The plan requires revisions to be in conformance with the WCO. Most of the information regarding the site has referred to the gross tract site area as 83.68 acres; however, the worksheet on the TCP1 shows the gross tract area as 83.66 acres. The worksheet must reflect the correct site area. The site area must be revised to 83.68 acres, or an explanation of the new site area must be provided. The TCP under review is the '-03' revision to the plan. The revision box must be updated to indicate that the current revision is for the approval of PPS 4-17018. The plan needs to show all existing site features. Type 1 tree conservation plan Note 7 must be revised to refer to Environmental Strategy Area 2, instead of the tier.

Specimen Trees

Tree conservation plans 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).

An addendum to the statement of justification in support of a variance to remove one specimen tree was submitted. The statement was originally dated August 14, 2017 for the proposed removal of 47 specimen trees, which was evaluated and supported as part of the special exception application pending final written decision. The addendum requests the additional removal of a single specimen tree (ST-57).

The plans show a sewer connection on the northeastern side of the proposed bridge; however, the limit of disturbance (LOD) on the originally submitted plans did not incorporate the impact for the sewer connection. Prior to signature approval of the plans, the LOD will need to be adjusted to include the impacts associated with the sewer connection. This change to the LOD is likely to negatively impact specimen tree 57, which is a 31-inch White Oak in fair condition. The tree has trunk and top damage, dieback, and decay. The LOD is already shown to the limits of the critical root zone on the eastern side of the tree for the grading associated with the installation of a bioretention facility. The change in the LOD for the sewer connection will impact the western side of the tree. Based on the health of the tree and the need to adjust the LOD, the Planning Board approves the removal of ST-57. The TCP1 shall be revised to reflect the removal of ST-57.

The Planning Board approved the removal of Specimen Tree 57 (ST-57) as requested by the applicant based on the findings below.

(A) Special conditions peculiar to the property have caused the unwarranted hardship

The property is 83.68 acres and contains approximately 30.04 acres of PMA comprised of streams, wetlands, floodplain, buffers, and steep slopes. This represents approximately 36 percent of the overall site area, which limits the developable area. The developable area is further restricted by an existing cemetery. These existing conditions are peculiar to the property. Specimen trees have been identified in both the upland and lowland/ PMA areas of the site. The applicant is proposing to remove a majority of the open grown specimen trees and a few along the edge of woodland. To further restrict development of the non-wooded upland areas of the site would cause unwarranted hardship.

The removal of specimen tree 57 is needed to provide sewer connection to serve the site.

(B) Enforcement of these rules will deprive the applicant of rights commonly enjoyed by others in similar areas

The proposed retirement community includes housing options that align with the uses permitted in the R-E Zone as well as the vision for such zones as described in the Master Plan. Based on the unique characteristics for the property, enforcement of these rules would deprive the applicant of the right to develop the property in a similar manner to other properties zoned R-E in the area.

(C) Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants

If other constrained properties encounter trees in similar locations on a site, the same considerations would be provided during the review of the required variance application.

(D) The request is not based on conditions or circumstances which are the result of actions by the applicant

The existing site conditions or circumstances, including the location of the specimen trees, are not the result of actions by the applicant.

(E) The request does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property

The request to remove the trees does not arise from any condition on a neighboring property.

(F) Granting of the variance will not adversely affect water quality

All proposed land development activities will require sediment control and stormwater management measures to be reviewed and approved by the County.

Regulated Environmental Features

This site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible under Section 24-130(b)(5) of the Subdivision Regulations. The on-site regulated environmental features include streams, stream buffers, wetlands, wetland buffers, 100-year floodplain, and steep slopes.

A letter of justification for impacts to regulated environmental features was originally dated October 18, 2017, and was revised February 5, 2018. The original statement of justification was reviewed with the special exception, and all requested impacts were recommended for approval. The special exception is pending final written decision. The revised statement of justification for the current application requests impacts in addition to the impacts that were evaluated with the special exception.

The previously evaluated impacts were in order to install a road and utility crossing, water line loop connection, stormdrain outfalls, sewer connection, and minimal site grading. There were five previously evaluated impacts associated with the special exception totaling 76,532 square feet (1.76 acres).

The revised letter of justification and associated exhibits reflect seven additional proposed impacts to regulated environmental features associated with the development shown on the PPS. These impacts are for forest enhancement, removal of berms from existing farm ponds, additional stormdrain outfalls, staging areas, wetland mitigation, stream mitigation, minimal site grading, landscaping and stormdrain pipe retrofit.

The PPS application is approved with 276,595 square feet (6.35 acres) of impacts in addition to the previously evaluated 76,532 square feet (1.76 acres) of impacts associated with the special exception, for a total of 353,127 square feet (8.11 acres) of total impacts for the overall project. The previously evaluated and currently approved impacts are shown on the PMA impact exhibit stamped as received February 5, 2018.

The PMA impacts are considered necessary to the orderly development of the subject property. These impacts cannot be avoided because they are required by other provisions of the County and state codes. The plan shows the preservation, restoration, and enhancement, of the remaining areas of PMA.

Impact 3–Road utility crossing, construction related access and staging, sewer connection, wetland mitigation

Impact 3 was updated from the special exception to include 0.49 acres of additional impacts. Including the impact evaluated under the special exception, the total area of Impact 3 is 2.0 acres. This request is for the installation of a road crossing with a co-located water line, construction access and staging, sewer connection and wetland mitigation. This impact will affect wetlands, wetland buffers, stream, stream buffer, floodplain, and steep slopes. Several crossing designs were analyzed as part of the special exception. Many meetings were held with various stakeholders, including the applicant and their representatives, and County agencies, to discuss this major impact to regulated environmental features and how the impact could be reduced. The location of the proposed crossing is at the narrowest portion of the floodplain and stream valley and is the location of an old farm crossing that has been washed out.

Wetland and stream impacts are proposed to be mitigated on-site at 1:1 per the U.S. Army Corps of Engineers (USACE) and the Maryland Department of the Environment (MDE) requirements and are subject to their permitting approval. The sewer connections are needed for the health, safety and welfare of the development and are required by the County Code. The Planning Board approved Impact 3 for the environmental road crossing with culvert and co-located water line, construction access and staging, sewer connection, and wetland mitigation.

Impacts 6–9–Stormdrain outfall and site grading

This impact totals 0.02 acres and is for the installation of stormdrain outfalls and site grading. The stormdrain outfalls meet best management practices for discharging water back into the stream while limiting erosion at the discharge points. The stormdrain outfalls are required by County Code. The Planning Board approved Impacts 6–9 for stormdrain outfalls.

Impact 10–Stream mitigation and construction related access and staging

This impact totals 0.75 acres and is needed for the staging, access and implementation of stream mitigation on-site. Wetland and stream impacts are proposed to be mitigated on-site at 1:1 per USACE and MDE requirements and are subject to their permitting approval. The Planning Board approved Impact 10 for stream mitigation and construction staging and access.

Impact 11–Forest enhancement and berm removal

This impact totals 4.74 acres and is needed to accomplish the removal of berms located within the farm pond system to establish a more natural stream flow and to remove invasive species to allow for the installation of reforestation. The forest enhancement was recommended for approval with the special exception. The Planning Board approved Impact 11 for forest enhancement.

Impact 12–Stormwater Impact

This impact totals 0.35 acres of wetland and wetland buffer located along Enterprise Road that will be negatively affected by the proposed drainage design for the site. Essentially, the hydrology currently supporting the wetland will be diverted to the stormwater facilities and will no longer provide the supply of water currently supporting the system. In an effort to minimize impacts to the PMA, the applicant originally designed around the feature; however, the area will no longer function as a wetland without the support of surface water. Because this wetland feature appears to be an old farm pond that drains under Enterprise Road via an undersized stormdrain pipe, the proposal to impact the area is supported for grading, landscaping, and retrofit of the outfall pipe only.

MDE and USACE, as the wetland regulatory authorities, may require mitigation for such impacts. If mitigation for such impacts is required on-site, additional impacts to the Regulated Environmental Features may be needed to accommodate the additional mitigation on-site. At the time of certification of the TCP2, the applicant shall provide copies of the state and federal wetland permits, including mitigation. All wetland impacts and mitigation measures approved by MDE and USACE shall be shown on the TCP2. The Planning Board approved Impact 12 for grading, landscaping, and retrofit of an existing outfall pipe.

Based on the level of design information, the regulated environmental features on the subject property have been preserved and/or restored to the fullest extent possible based on the limits of disturbance shown on the impact exhibits with conditions. The impacts are for forest enhancement, removal of berms from existing farm ponds, additional stormdrain outfalls, staging areas, wetland mitigation, and stream mitigation, minimal site grading, landscaping and stormdrain pipe retrofit.

Noise

The site has frontage along US 50, a master planned freeway, as well as frontage on MD 193, a master planned arterial roadway; both of which are regulated for noise. The use is residential in nature.

A Phase I and II noise report dated August 28, 2017 was prepared by Phoenix Noise & Vibration, LLC. The report is identical to the report that was submitted with the special exception currently pending. The noise impacts on the development were evaluated with SE-4785. Appropriate areas from adverse noise impacts with that application.

Erosion and Sediment Control


The County requires approval of an erosion and sediment control plan. The TCP must reflect the ultimate limits of disturbance, not only for installation of permanent site infrastructure, but also for the installation of all temporary infrastructure, including erosion and sediment control measures. A copy of the erosion and sediment control technical plan must be submitted so that the ultimate limits of disturbance for the project can be verified and shown on the TCP.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with Circuit Court for Prince George's County, Maryland within thirty (30) days following the date of notice of the adoption of this Resolution.


* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Doerner, with Commissioners Washington, Doerner, Bailey, and Hewlett voting in favor of the motion, and with Commissioner Geraldo absent at its regular meeting held on Thursday, February 15, 2018, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 8th day of March 2018 *and corrected administratively on August 14, 2018.

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC Legal Department
Date 8/17/18

Elizabeth M. Hewlett
Chairman


By Jessica Jones
Planning Board Administrator

EMH:JJ:JO:rpg

*Denotes Correction

Underlining indicates new language

[Brackets] and ~~strikethrough~~ indicate deleted language



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

November 17, 2021

MEMORANDUM

TO: Thomas Sievers, Senior Planner, Zoning Section

VIA: Mridula Gupta, Planner Coordinator, Subdivision Section *MG*

FROM: Eddie Diaz-Campbell, Senior Planner, Subdivision Section *EDC*

SUBJECT: ROSP-4785-02; Traditions at Beechfield

The subject property is known as the Traditions at Beechfield subdivision, recorded in Plat Books ME 254 page 21, ME 254 pages 93-99, and ME 255 pages 1-5. The property is 83.66 acres in area, located in the R-E (Residential Estate) Zone and it is partially within an aviation policy area. The property is subject to the 2006 *Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B, 74A, and 74B*. Special Exception application SE-4785 was approved by the District Council on July 9, 2018, for the development of a planned retirement community on this site, with multifamily, townhouse, and single-family detached units as well as an elderly care facility. A previous Revision of Site Plan ROSP-4785-01, was approved by the Planning Board on July 15, 2021, for revisions to the lotting pattern in order to accommodate a newly discovered cemetery and reduce the number of single-family dwellings. The current ROSP-4785-02 proposes a new building and site layout for the 150-unit multifamily building on Parcel 2 of the development. Parcel 2 is 4.42-acre in area, and is recorded in Plat Book ME 254 page 97.

With the current ROSP, the total number of dwelling units for the overall development is proposed to remain unchanged at 491, and the total number of dwelling units on Parcel 2 is proposed to remain unchanged at 150. At the time of ROSP-4785-01, the applicant stated that since there would be a reduction in the number of single-family dwellings on site, there would be a corresponding increase in the number of multifamily condominium units. Since that increase is not currently proposed with ROSP-4785-02, a future ROSP will be required for one or more of the development's other multifamily parcels in order to evaluate the changes to the multifamily buildings which will gain new units.

The property is subject to Preliminary Plan of Subdivision (PPS) 4-17018, which was approved by the Planning Board on February 15, 2018 (PGCPB Resolution No. 18-07(C)). The PPS approved 133 lots and 23 parcels for the 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 elderly care units are not

included in the overall dwelling unit count. The revisions proposed as part of this ROSP do not increase the lot count, parcel count, or dwelling unit count. There is also no proposed revision to size of the elderly care facility. A new PPS is therefore not required at this time.

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

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

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

PUEs were previously recorded with the final plats approved for the property. Several roadways were reconfigured with ROSP-4785-01, and they will have the required PUEs alongside them re-recorded once new final plats are approved. There are no additional changes proposed with this ROSP that affect PUE placement. The submitted site plans show all the required PUEs.

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

The Duckett Family Cemetery is located on an off-site parcel known as Part of Parcel 3, which abuts Parcel 2 to the south. The access easement serving the cemetery required under this condition was previously recorded in Liber 42342 folio 104 of the Prince George's County Land Records. However, because the internal circulation of Parcel 2 is proposed to change with this ROSP, a new configuration for the easement is needed. A revised configuration for this access easement is shown on the plans, and also submitted as a separate exhibit. Most of the easement is shown over the parking lot drive aisle south of the building, while the last section of the easement a visitor must traverse to reach the cemetery is a grass area. This area is flat and free of obstructions, but leads into an area shown on the most recent available aerial as containing existing trees. The width of the access easement should also be dimensioned on the site plan to ensure that the easement is of an adequate width. It is also noted that neither the site plan, nor the detail for the proposed vinyl fence marking the perimeter of the cemetery, includes a gate within the fence to provide access to the cemetery from Parcel 2. The Historic Preservation section should determine if the proposed access to the cemetery parcel is acceptable. .

Because the boundaries of this easement are proposed to be revised with this ROSP, a new access easement document will need to be recorded in land records. However, a new final plat is not required.

4. A substantial revision to the mix of uses on the subject property that affects Subtitle 24 adequacy findings, as set forth in a resolution of approval, shall require approval

of a new preliminary plan of subdivision prior to approval of any building permits.

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

- 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.**

Stormwater Management (SWM) Concept Plan 21432-2016-1 was previously approved for the overall Traditions at Beechfield development on April 1, 2020. With the subject application, the applicant submitted a revised SWM Concept Plan, 31246-2021-0, specific to Parcel 2. This revision has not yet been approved by the Department of Permitting, Inspections, and Enforcement (DPIE). The site layout shown on this revised SWM Concept Plan is consistent with the layout shown on ROSP-4785-02, with the exception of grading changes and a relocated micro-bioretenention area on the south side of the parcel. The applicant made these changes during the review process at the request of staff in order to give a better access route to the cemetery. Prior to approval of SWM Concept Plan 31246-2021-0, the applicant should ensure that it reflects development of the site in conformance with the revised site plan. 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 light fixture details and revised photometric plans as part of the landscape plan set. The Environmental Planning Section and 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 not changing under this ROSP proposal, and there is similarly no change proposed to the elderly care facility, there should be no change to the trip generation of this site. This should be confirmed by the Transportation Planning Section.

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

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

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

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

The plans currently show the location of one interpretive sign on the west side of the cemetery parcel, which is the same location shown on the SE-4785 plans. However, given the change in site layout and grading proposed by this ROSP, consideration should be given as to whether this location is still appropriate. The plans show the sign at the top of a steep hill, at a location distant from where people would approach the cemetery via the access easement. It may be more appropriate to locate the sign within or near the access easement. The Historic Preservation Section should comment on the sign's location. They should also determine if any additional commemorative/interpretive features and/or other outreach and education measures are needed related to the cemetery.

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

This required limited detailed site plan has yet to be submitted, therefore a permit for the building on Parcel 2 cannot yet be approved.

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:**
 - 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.**

This condition was previously met prior to certification of the SE-4785 site plans. With the current ROSP, the cemetery parcel is still shown enclosed within a white vinyl fence per detail 1/6A. The proposed location of the access easement has been revised; the Historic Preservation Section should determine if the new proposed location and means of access are still adequate.
 - r. **A revised Phase II noise report shall be submitted by the Applicant to fully evaluate the location, height, and materials required to mitigate all outdoor**

activity areas to the standard 66 d.BA Leq or less. The mitigation shall not include the use of proposed buildings as noise reduction barriers.

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 1 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 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. For the building on Parcel 2, the analyses found that under its previous configuration, the building would adequately shield its outdoor activity area (a patio) from noise generated by US 50. Based on the new configuration of the building and the new positions of the outdoor activity areas (a relocated patio and a new open lawn), staff believes the building will provide noise protection to its outdoor activity areas equal to or better than that provided by its previous layout. Staff therefore does not recommend a revised noise analysis be required at this time. Though the building is acting as a noise reduction barrier, the outdoor activity areas would not exist independently of their building, and so the intent of the second part of Condition 1(r) is met. There will be no period of time when an outdoor activity area will be unshielded because the building has not yet been constructed.

- 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 are needed on Parcel 2. Noise mitigation measures (such as fencing) for other areas of the development were previously shown on ROSP-4785-01.

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

This condition is substantially similar to Condition 3(e) of the PPS. The plan shows a new configuration for the access easement. The Historic Preservation Section should determine if the new proposed location of the access easement conforms to this condition.

Additional Comments:

None.

Recommended Conditions:


- 1. Prior to certification of the ROSP, dimension the width of the relocated cemetery access easement between the parking lot of Parcel 2 and the boundary of the abutting cemetery parcel.**

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

November 15, 2021

MEMORANDUM

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

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

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

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

FINDINGS

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

BACKGROUND

Application Type: Limited Minor Amendment to an approved Special Exception

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

Size: 83.68 acres

Existing Uses: Vacant

Proposal: Modification to the layout of the multifamily rental building and proposed architecture

GENERAL PLAN, MASTER PLAN, AND SMA

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

Master Plan: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* recommends Residential, Low land use for the subject property. This area is intended for suburban

neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development.

Planning Area: 71A

Community: Bowie & Vicinity

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

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

MASTER PLAN SUBSTANTIAL IMPAIRMENT ISSUES

None.

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

Countywide Planning Division
Historic Preservation Section

301-952-3680

November 15, 2021

MEMORANDUM

TO: Thomas Sievers, Subdivision Section, Development Review Division

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

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

SUBJECT: ROSP-4785-02 Traditions at Beechfield

The subject property comprises 83.66-acres and is located on the northeast corner of Enterprise Road at MD 50 (John Hanson Highway). The subject application proposes modifications to the layout of the multifamily rental building as well as the proposed architecture. The applicant in this revision has contracted to purchase Parcel 2 to the south of Traditions Boulevard, designated as the location of a 150- multifamily rental unit building. The conceptual approval for this parcel showed the building façade constructed along the northern and eastern boundaries of the property abutting Traditions Boulevard and Seaside Alder Road.

This application proposes to modify the location of the building and its relationship to the internal road network. This proposal reorients the portion of the building running east to west on the south side of Traditions Boulevard to be relocated closer to the southern property line, creating a more traditional "L" shaped building. This reorientation will allow the applicant to create a porte cochere entrance into the building and will shelter the outdoor spaces used by the residents from the noise generated by traffic on MD 50. Revised architecture is also submitted with this application.

This proposal 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 recommend approval of ROSP-4785-02 Traditions at Beechfield with no new conditions.



Countywide Planning Division
Transportation Planning Section

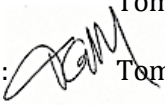
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

301-952-3680

November 23, 2021

MEMORANDUM

TO: Tom Sievers, Zoning Review Section, Development Review Division

FROM:  Tom Masog, Transportation Planning Section, Countywide Planning Division

SUBJECT: **ROSP-4785-02: Traditions at Beechfield**

Proposal

The applicant is proposing the changes involving the development of planned retirement community. This memorandum includes both traffic and active transportation comments on the plan.

Background

This revision of a site plan for a special exception (ROSP) proposes changes to one of the multifamily buildings approved within the planned retirement community. The changes involve building placement and architecture within the approved plan Special Exception (SE)-4785 and its subsequent revision. No increase in dwelling units is proposed, and therefore the change creates no issues with Preliminary Plan of Subdivision 4-17018 from the standpoint of transportation.

Review Comments

The revision proposes no changes to the circulation pattern. Access and circulation remain acceptable with the revision.

From the standpoint of bicycle and pedestrian facilities, it is noted that pedestrian and bicycle issues were fully addressed during review of the original special exception and the revision. Reorienting a single building does not raise new issues. The reoriented building plans show connecting sidewalks along all sides of the building, and this is acceptable.

US 50 is a master plan freeway facility. MD 193 is a master plan arterial facility. The rights-of-way for both facilities are shown correctly, and no further right-of-way dedication is required along either facility.

Conclusion

From the standpoint of transportation and in consideration of the findings contained herein, it is determined that this plan is acceptable if the application is approved.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

Countywide Planning Division
Environmental Planning Section

301-952-3650

November 15, 2021

MEMORANDUM

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

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

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

SUBJECT: Traditions at Beechfield; ROSP-4785-02 and TCP2-014-2017-02

The Environmental Planning Section has reviewed the plans for ROSP-4785-02 and the Type 2 Tree Conservation Plan, TCP2-014-2017-02 received prior to the Subdivision and Development Review Committee (SDRC) meeting held October 15, 2021. Revised plans and additional information were received on November 5, 2021. The Environmental Planning Section has provided the conditions listed at the end of this memorandum for your consideration as part of any approval of ROSP-4785-02 and TCP2-014-2017-02.

BACKGROUND

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

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

PROPOSED ACTIVITY

The current application is for changing the layout of the multifamily rental building on Parcel 2.

GRANDFATHERING

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

SITE DESCRIPTION

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

PREVIOUSLY APPROVED CONDITIONS

Conformance with Preliminary Plan of Subdivision and TCP1 Approval

Preliminary Plan 4-17018 and TCP1-007-99-03 were approved by the Planning Board on February 15, 2018, subject to conditions of approval contained in PGCPB No. 18-07. 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 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 Special Exception.

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

This condition has been 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 has not been met and TCP2-014-2017-01 is pending certification.

- 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 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 has not been met and TCP2-014-2017-01 is pending certification.

- 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 time of permit.

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

The site is located within the *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment*. It is mapped as Regulated and Evaluation areas within the *Countywide Green Infrastructure Plan*. The application is subject to the required findings for a special exception, including demonstration of preservation and/or restoration of the Regulated Environmental Features (REF) in a natural state to the fullest extent possible. The project is subject to the provisions of the 2010 Prince

George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO) as well as the current 100-year floodplain ordinance, stormwater management (SWM) regulations, and erosion and sediment control requirements.

Bowie and Vicinity Approved Master Plan & Sectional Map Amendment

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

Conformance with the 2017 Green Infrastructure Plan

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

ENVIRONMENTAL REVIEW

Natural Resource Inventory

A signed Natural Resource Inventory (NRI-041-08-02) 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 Woodland and Wildlife Habitat Conservation Ordinance (WCO) because there are prior Tree Conservation Plan approvals, associated with the site. As currently required for Special Exception applications, a Type 2 Tree Conservation Plan was submitted (TCP2-014-2017-02) with the subject application.

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

Forest/ Habitat Enhancement

The areas proposed for enhancement credits exceed over 90 percent of invasive species in those areas. Typical eradication methods for selective treatment would be costly and likely not be successful. The applicant proposes to mechanically clear the areas, re-plant with native vegetation, and provide a

five-year management plan which includes the standard reforestation management as well as invasive species management. Notes and specifications regarding invasive species management have been provided on the TCP2. Interpretive signage shall be placed on the edge of forest/ habitat enhancement areas to educate residents and visitors as to the nature of the restoration project. Details and locations of the signs shall be provided on the TCP2 prior to certification.

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

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

Specimen Trees

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

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

Regulated Environmental Features

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

Stormwater Management

An unapproved Stormwater Management (SWM) concept plan has been submitted which shows the use of numerous (approximately 46) micro bioretention areas and submerged gravel wetlands (approximately 6). The plan shows a proposed stream and floodplain road crossing with grading and

box culverts. The Department of Permitting, Inspections, and Enforcement (DPIE) has indicated that they have no objections to the construction of a culvert at the stream crossing.

Erosion and Sediment Control

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

SUMMARY OF RECOMMENDED FINDINGS AND CONDITIONS

The Environmental Planning Section provides the following for your consideration.

Recommended Findings:

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

Recommended Conditions:

1. Prior to certification of the TCP2, the 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.

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 have been complied with, and associated mitigation plans.
3. 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.
4. 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.

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

November 23, 2021

MEMORANDUM

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

VIA: Henry Zhang, Master Planner, Urban Design Section

FROM: Tierre Butler, Senior Planner, Urban Design Section *T. Butler*

**SUBJECT: Revision of Special Exception Site Plan ROSP-4785-02
Traditions at Beechfield**

The Urban Design Section has reviewed the information provided on October 8, 2021 and revised on November 5, 2021, in support of the Revision to Special Exception Site Plan ROSP-4785-02, Traditions at Beechfield. The use as a planned retirement community was approved by Special Exception SE-4785. This revision is limited to adjustment of the siting of the age-restrictive multifamily building and its architectural elevations.

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

1. The Urban Design Section provided a comprehensive review of this project at time of original Special Exception SE-4785 approval in 2018 and subsequent revision ROSP-4785-01 in 2021. This revision is the result of selection of specific multifamily builder. Given the changes to the site layout are limited to one building, prior findings of conformance with Zoning Ordinance, Landscape Manual and Tree Canopy Coverage Ordinance remain valid and are still governing this development.
2. The Urban Design staff has concerns over the aesthetic appearance of the architecture. Staff expressed the concerns at time of SDRC review and recommends utilizing a different masonry material on the first floor of the building in order to provide more architectural interest. In addition, the applicant should include green building techniques in this development, to the extent practical.
3. The site is located in Planning Area 71 A, in accordance with current formula for recreational facilities, for an age-restrictive multifamily development of 150 dwelling units, a recreational facility package worth approximately \$113,100.00 is required to be provided for this project.

Urban Design Section Recommendation

Based on the foregoing analysis, the Urban Design Section has no objections to the approval of the Revision to Special Exception Site Plan ROSP-4785-02, for Traditions at Beechfield. subject to the following conditions:

1. Prior to certificate approval of ROSP-4785-02, the applicant shall
 - a. Provide a recreational facility package pricing at a minimum \$113,100.
 - b. Provide information of green building techniques to be used in this project.

Sievers, Thomas

From: Burke, Thomas
Sent: Friday, October 15, 2021 11:44 AM
To: Sievers, Thomas
Subject: ROSP-4785-02 Traditions at Beechfield

Good morning Tom,

The Department of Parks and Recreation has not major issues with this application. The applicant is proposing to address mandatory dedication of parkland with onsite facilities, consistent with the previous application. DPR maintains support for this proposal and will defer to the Urban Design Section for review of the recreational facility details at the time of detailed site plan review.

Best regards,

Tom Burke, Planner Coordinator
Park Planning and Development Division
M-NCPPC, Department of Parks and Recreation, Prince George's County
6600 Kenilworth Avenue, Riverdale, MD 20737
Office: 301-699-2523 Mobile: 410-533-2074

Stay connected:



November 3, 2021

MEMORANDUM

v

TO: Thomas Sievers, Urban Design

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

SUBJECT: Referral Comments for **ROSP-4785-02 - Traditions at Beechfield**

1. Must clearly identify the location of the ground sign

Additional Back-up

For

ROSP-4785-02

Traditions At Beechfield

APPLICANT'S PROPOSED REVISIONS TO CONDITIONS
TRADITIONS AT BEECHFIELD
ROSP-4785-02

CONCLUSION

Based on the preceding analysis and findings, staff recommends APPROVAL of Revision of Site Plan ROSP-4785-02, subject to the following conditions:

1. Prior to certificate approval of Revision of Site Plan ROSP-4785-02, the applicant shall:
 - a. Dimension the width of the relocated cemetery access easement between the parking lot of Parcel 2 and the boundary of the abutting cemetery parcel.
 - b. Provide a note stating that the residents of the proposed apartments will have access to the recreational facilities approved pursuant to LDSP-20033 facility package pricing at a minimum \$113,100.
 - c. ~~Provide information of green building techniques to be used in this project.~~
2. Prior to certification of the Type 2 tree conservation plan, 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 tree 57.”
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 have been complied with, and associated mitigation plans.
4. 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.
5. Prior to issuance of the first permit relying on Revision of Site Plan, ROSP-4785-02, the Final Erosion and Sediment Control Plan shall be submitted. The limits of disturbance shall be consistent between the plans.