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Specific Design Plan

SDP-0410/02

Application	General Data	
<p>Project Name: Beech Tree, North Village, Section 6, Architecture</p> <p>Location: West side of Robert Crain Highway (US 301), south of Leeland Road in the north-central area of the Beech Tree development.</p> <p>Applicant/Address: VOB, L.P. 8133 Leesburg Pike, Suite 300 Vienna, VA 22182</p>	Staff Report Date:	10/08/09
	Date Accepted:	07/29/09
	Planning Board Action Limit:	N/A
	Plan Acreage:	22.74
	Zone:	R-S
	Dwelling Units:	N/A
	Gross Floor Area:	N/A
	Planning Area:	79
	Tier:	Developing
	Council District:	06
	Election District	03
	Municipality:	N/A
	200-Scale Base Map:	204SE13

Purpose of Application	Notice Dates	
<p>At the request of the applicant, this case was continued from the Planning Board hearing of October 8, 2009 to October 22, 2009.</p> <p>The addition of one single-family attached architectural model to previously approved Specific Design Plan SDP-0410.</p>	Informational Mailing:	06/16/09
	Acceptance Mailing:	07/31/09
	Sign Posting Deadline:	09/08/09

Staff Recommendation		Staff Reviewer: Sherri Moseley	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Specific Design Plan SDP-0410/02
Beech Tree, North Village, Section 6, Architecture

The Urban Design staff has reviewed the specific design plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

The specific design plan (SDP) was reviewed and evaluated for conformance with the following criteria:

- a. Zoning Map Amendment A-9763-C.
- b. Comprehensive Design Plan CDP-9706
- c. Umbrella Specific Design Plan SDP-0001 for architecture.
- d. Specific Design Plan SDP-0410.
- e. The requirements of the Zoning Ordinance, specifically,
 - (1) Sections 27-511, 27-512, 27-513, and 27-514 governing development in the R-S (Residential Suburban Development) Zone.
 - (2) Sections 27-274(a)(1)(B), Design Guidelines and 27-433, R-T Zone regarding the development of townhouses.

FINDINGS

Based upon the analysis of the subject application, the Urban Design staff recommends the following findings:

1. **Request:** The subject application is for the addition of one single-family attached architectural model to the previously approved Specific Design Plan SDP-0410. The proposed architecture could be built on any townhouse lot, with a minimum width of 24 feet, within the area covered by SDP-0410 which consists of a total of 158 single-family attached lots in the R-S Zone.

2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	R-S	R-S
Use(s)	Single-family attached (townhouse)/Vacant	Single-family attached (townhouse)
Acreage	22.74	22.74
Lots	158	158

3. **Location:** The larger Beech Tree project site is located on the west side of Robert Crain Highway (US 301), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by SDP-0410, North Village, Section 6, is in the north-central area of the Beech Tree development and is located around the T-intersection of Lake Forest Drive and Turleygreen Place.
4. **Surroundings Uses:** The subject site of Specific Design Plan SDP-0410/01 is located along an internal street, Lake Forest Drive, of the Beech Tree development. The site is bounded to the north and west by single-family detached houses in North Village, Section 1; to the south by the single-family detached houses in North Village, Section 3; to the southeast by the golf course; and to the northeast by R-A-zoned property outside of the Beech Tree project.

The Beech Tree development, as a whole, is bounded on the north by Leeland Road; on the east by Robert Crain Highway (US 301); on the south and west by various residentially zoned (including R-A, Residential-Agricultural; R-E, Residential-Estate; and R-U, Residential Urban Development) properties.

5. **Previous Approvals:** The subject site covers 158 single-family attached dwelling units (townhouses) within the larger Beech Tree project, which was rezoned from the R-A Zone to the R-S (2.7-3.5) Zone through Zoning Map Amendments A-9763 and A-9763-C, for 1,765 to 2,869 dwelling units. Zoning Map Amendment A-9763-C was approved (Zoning Ordinance No. 61-1989) by the District Council on October 9, 1989, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 for the entire Beech Tree development was approved by the District Council, subject to 49 conditions. Following the approval of CDP-9706, three Preliminary Plans of Subdivision were approved: 4-98063 for the golf course; 4-99026 for 458 lots and 24 parcels; and 4-00010 for 1,653 lots and 46 parcels.

Two specific design plans for the entire site have also been approved for the Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special-purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for single-family detached architecture for the entire Beech Tree development. SDP-0001 has been revised ten times and three other revisions are currently under review. In addition, there are another 20 approved specific design plans for various sections of the Beech Tree development.

One revision has been made to SDP-0410 since it was approved by the Planning Board in 2005, Specific Design Plan SDP-0410/01, which revised 34 lot lines and added two architectural models. The subject SDP is the second revision to SDP-0410.

6. **Design Features:** The subject SDP proposes to add one single-family attached (townhouse) architectural model by Ryan Homes to previously approved SDP-0410, which covers Section 6 in the North Village of Beech Tree and consists of 158 front-loaded townhouse lots.

Model	Base Square Footage
Lafayette	2,156

Townhouse models Fairfield, Fairmount, and Hazelton by Ryan Homes and Williamson and Stevenson by Haverford Homes were previously approved for this site under Specific Design Plan SDP-0410. The proposed model has various options such as partial and full brick façades, paneled shutters, and specialty windows, including optional bay windows accented with standing seam metal roofing. All units feature high-quality detailing such as brick jack arch with keystone or other crosshead treatments above windows and garages, front entries defined with pilasters, and first floor brick façades are capped with a brick rowlock and soldier course. The proposed elevations feature standard reverse gables or dormers and architectural shingles on all roofs. Previously approved models have base square footages of 1,250 square feet to 2,109 square feet. The proposed model is three stories, 24 feet wide, and has a base square footage of 2,156 square feet. The proposed construction materials and detailing used for the Lafayette model are consistent with models previously approved in the Beech Tree development. No new materials are being introduced. The proposed design features contribute the overall superior quality of architecture proposed for this development and are in keeping with previously approved architectural models.

COMPLIANCE WITH EVALUATION CRITERIA

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

14. Housing prices in 1989 dollars shall not be lower than the ranges of:

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

Since these figures reflect 1989 dollars, construction after 1989 requires that the District Council review and approve dollar amounts for construction to be constructed at any later year. These dollar amounts shall be reflective of the dollars for the year in which the construction occurs.

Comment: This condition has been carried forward in modified form in Condition 15 of Comprehensive Design Plan CDP-9706. The applicable parts of the above condition have been carried forward as Condition 3 of approval for this SDP and will be enforced prior to the issuance of building permits.

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

Comment: The District Council will be reviewing the subject SDP.

8. **Comprehensive Design Plan CDP-9706:** Comprehensive Design Plan CDP-9706, as approved, includes a maximum of 2,400 dwelling units, of which 1,680 are single-family detached, 480 are single-family attached, and 240 are multifamily units, located on the west side of US 301, south of Leeland Road. The housing is to be organized in four distinct villages (North, South, East, and West). An 18-hole championship golf course is integrated into the residential communities. A 30-acre lake, located in the Eastern Branch stream valley, is a central focal point of the golf course and of the development as a whole. The comprehensive design plan for Beech Tree also includes the following: A club house for the golf course, a recreation center with pool and tennis courts for the homeowners, 136 acres dedicated to The Maryland-National Capital Park and Planning Commission (M-NCPPC) for the Collington Branch stream valley park, 12.5 acres dedicated to M-NCPPC for a community park, which is located to the west of the subject site, 211 acres dedicated as homeowners' open space, 11 acres set aside for a private equestrian facility, a 35-acre site to be conveyed to the Board of Education (BOE) for a middle school site, and a 17-acre site for an elementary school. The above amenities are not included in the subject SDP.

Comprehensive Design Plan CDP-9706 was approved with 49 conditions, of which the following are applicable to the subject SDP and warrant discussion as follows:

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

Comment: Since the approval of SDP-0410, a number of Beech Tree projects have been approved that are not reflected on the existing cover sheet. A condition has been incorporated in the recommendation section of this report, which would require the applicant to update the cover sheet prior to certification of the specific design plan.

7. **Every Specific Design Plan for Beech Tree shall adhere to Stormwater Management Plan #958009110 or any subsequent revisions. The applicant shall obtain separate Technical Stormwater Plan approvals from DER for each successive stage of development in accordance with the requirements set forth in Concept Plan #958009110 prior to certificate approval of any SDP.**

Comment: The approval of one additional architectural model will have no effect on previous findings of conformance to Stormwater Management Concept Plan 8004950-2000-00, made with the approval of SDP-0410.

14. **Prior to approval of each Specific Design Plan for residential use, the applicant shall demonstrate to the satisfaction of the Planning Board and the District Council that prices of proposed dwelling units will not be lower than the following ranges (in 1989 dollars):**

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

In order to ensure that the prices of proposed dwelling units are reflective of dollar values for the year in which the construction occurs, each Specific Design Plan shall

include a condition requiring that, prior to approval of each building permit for a dwelling unit, the applicant shall again demonstrate that the price of the dwelling unit will not be lower than the ranges above (in 1989 dollars).

Comment: See Finding 7 above for discussion.

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

Comment: The District Council will be reviewing the subject SDP.

9. **Umbrella Specific Design Plan SDP-0001 for Architecture:** Specific Design Plan SDP-0001 is an umbrella specific design plan for single-family detached architecture for the entire Beech Tree development. The SDP was approved by the Planning Board on June 8, 2000, subject to three conditions. Of the three conditions attached to the approval of SDP-0001, none are applicable to the review of this SDP because this SDP does not include any single-family detached residential units.
10. **Specific Design Plan SDP-0410:** Specific Design Plan SDP-0410 is a specific design plan for the development of 158 single-family attached lots for Beech Tree North Village, Section 6. The SDP was approved by the District Council on November 28, 2005, subject to nine conditions. Five architectural models were approved with SDP-0410. One revision to SDP-0410 has been approved. The subject SDP is the second revision. Of the nine conditions attached to the original approval of SDP-0410, the following are applicable to the review of this SDP and warrant discussion as follows:

(1)(d) Add a site plan note as follows:

- A. “At least the following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade of (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco:**
- “(1) Four dwelling units in any building group containing five or six units; or**
 - “(2) Three dwelling units in any building group containing four units; or**
 - “(3) Two dwelling units in any building groups containing three units.**
- B. “Every side elevation which is highly visible from the public street shall display significant architectural features, as provided in one of the following options:**
- “(1) Full brick, stone, stucco, or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or**
 - “(2) Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.”**

Comment: These notes were added to the cover sheet with the approval of SDP-0410. This condition has been carried forward in the recommendation section of this report to ensure that all units are built in conformance with these requirements.

11. **Zoning Ordinance:** The subject SDP is in general compliance with the applicable requirements of the Zoning Ordinance as follows:
- a. The proposed 158 single-family attached dwelling (townhouse) units are part of a larger project known as Beech Tree, which is the subject of numerous approvals. The subject SDP is in general compliance with the requirements of the R-S Zone as stated in Sections 27-511, 512, 513 and 514 of the Zoning Ordinance with regard to permitted uses and other regulations such as general standards and minimum size of property.
 - b. Section 27-528 requires the following findings for approval of a specific design plan:
 - (a) **Prior to approving a Specific Design Plan, the Planning Board shall find that:**
 - (1) **The plan conforms to the approved Comprehensive Design Plan, the applicable standards of the Landscape Manual, and except as provided in Section 27-528(a)(1.1), for Specific Design Plans for which an application is filed after December 30, 1996, with the exception of the V-L and V-M Zones, the applicable design guidelines for townhouses set forth in Section 27-274(a)(1)(B) and (a)(11), and the applicable regulations for townhouses set forth in Section 27-433(d) and, as it applies to property in the L-A-C Zone, if any portion lies within one-half (1/2) mile of an existing or Washington Metropolitan Area Transit Authority Metrorail station, the regulations set forth in Section 27-480(d) and (e);**

Comment: As stated in Findings 8 and 15, the proposed specific design plan conforms to the approved comprehensive design plan and the applicable standards of the *Prince George's County Landscape Manual*.

Section 27-274(a), Design Guidelines, states that the plan shall be designed in accordance with the following guidelines:

- (1)(B) **The applicant shall provide justification for, and demonstrate to the satisfaction of the Planning Board or District Council, as applicable, the reasons for noncompliance with any of the design guidelines for townhouses and three-family dwellings set forth in paragraph (11), below.**
- (11) **Townhouses and three-family dwellings.**
 - (A) **Open space areas, particularly areas separating the rears of buildings containing townhouses, should retain, to the extent possible, single or small groups of mature trees. In areas where trees are not proposed to be retained, the applicant shall**

demonstrate to the satisfaction of the Planning Board or the District Council, as applicable, that specific site conditions warrant the clearing of the area. Preservation of individual trees should take into account the viability of the trees after the development of the site.

Comment: The approved Type II Tree Conservation Plan, TCPH/49/98-07, shows preservation of the existing wooded areas only along the perimeter of the site, specifically along the site's western and southern boundaries and part of the eastern boundary. No woodland preservation area has been shown within the subject site due to the poor quality of the woodland. The subject SDP does not propose any changes that affect the previously approved Type II tree conservation plan.

(B) Groups of townhouses should not be arranged on curving streets in long, linear strips. Where feasible, groups of townhouses should be at right angles to each other, and should facilitate a courtyard design. In a more urban environment, consideration should be given to fronting the units on roadways.

Comment: Previously approved SDP-0410 was found to be in conformance with this requirement. All the townhouse units are fronting on the internal streets and the 158 townhouses are distributed in 33 buildings. The subject SDP does not propose any changes to the existing approved layout.

(C) Recreational facilities should be separated from dwelling units through techniques such as buffering, differences in grade, or preservation of existing trees. The rears of buildings, in particular, should be buffered from recreational facilities.

Comment: The recreational facilities are not located immediately adjacent to the proposed townhouses but are within walking distance of the townhouses.

(D) To convey the individuality of each unit, the design of abutting units should avoid the use of repetitive architectural elements and should employ a variety of architectural features and designs such as roofline, window and door treatments, projections, colors, and materials. In lieu of this individuality guideline, creative or innovative product design may be utilized.

Comment: The designs of the abutting units avoid the use of repetitive architectural elements. A variety of architectural features and design treatments such as rooflines, window and

door treatments, projections, colors, and materials have been employed in the elevation designs.

- (E) **To the extent feasible, the rears of townhouses should be buffered from public rights-of-way and parking lots. Each application shall include a visual mitigation plan that identifies effective buffers between the rears of townhouses abutting public rights-of-way and parking lots. Where there are no existing trees, or the retention of existing vegetation is not practicable, landscaping, berming, fencing, or a combination of these techniques may be used. Alternatively, the applicant may consider designing the rears of townhouse buildings such that they have similar features to the fronts, such as reverse gables, bay windows, shutters, or trim.**

Comment: The above requirement is not applicable to this SDP because there are no parking lots or public rights-of-way adjacent to the rears of the proposed townhouse units. The previously approved layout of the townhouses ensures that the fronts of the townhouses face the streets; the rears back up to the floodplain and the park to the extent possible. The subject SDP does not propose any changes to the existing layout.

- (F) **Attention should be given to the aesthetic appearance of the offsets of buildings.**

Comment: Various design elements like bay windows, trims, and building projections have been used to create offsets for the buildings and to give them an aesthetically pleasing appearance.

The proposed townhouse model is in compliance with the requirements of Section 27-433(d) of the Zoning Ordinance regarding regulations for townhouse developments. The townhouse units are shown in four, five, or six-building sticks. The width of the proposed architectural model is 24 feet, which is greater than the required 20 feet for internal dwellings. The minimum based finished area for the proposed townhouse unit is 2,156 square feet, which exceeds the required 1,250 square feet. End and rear wall elevations for the proposed model also exceed the minimum requirement of two architectural features. Side elevations show a brick first floor as a standard feature and windows with trim and shutters.

In addition, Section 27-433(d)(7) requires that a minimum of 60 percent of all townhouse units in a development have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. A condition attached to the approval of SDP-0410, regarding minimum brick requirements, has been carried forward to the subject Specific Design Plan, SDP-0410/02.

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

Comment: Findings for adequate public facilities including fire and rescue, police, and transportation have been normally made in conjunction with the preliminary plan of subdivision. In this case, a complete staging plan and the accompanying transportation improvements for the entire Beech Tree development were not approved until the Planning Board approved SDP-9907 on June 8, 2000. Per a review by the Transportation Planning Section, SDP-0410 was found to be consistent with the previous transportation adequacy findings. Staff found that the subject site will be adequately served within a reasonable period of time with nearby transportation facilities existing and planned to be completed in the near future. The subject SDP does not propose any changes that will affect the above findings.

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

Comment: The Department of Environmental Resources (DER) found SDP-0410 to be consistent with approved Stormwater Management Concept Plan 008004950. Therefore, adequate provision has been made for draining surface water and ensuring that there are no adverse effects on the subject property or adjacent properties. The subject SDP does not propose any changes that would affect the above findings.

- (4) **The Plan is in conformance with an approved Tree Conservation Plan.**

Comment: A Type II Tree Conservation Plan, TCPII/49/98-07, was approved with Specific Design Plan SDP-0410 and found to meet the requirements of the Woodland Conservation and Tree Preservation Ordinance. No changes to that plan are proposed as a part of the subject SDP.

RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Specific Design Plan SDP-0410/02 for Beech Tree, North Village, Section 6, Architecture, subject to the following conditions:

1. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a full front façade (excluding gables, windows, trim, and doors) constructed of brick, stone, or stucco:
 - a. Four dwelling units in any building group containing five or six units; or
 - b. Three dwelling units in any building group containing four units; or
 - c. Two dwelling units in any building groups containing three units.

2. Every side elevation which is highly visible from the public street shall display significant architectural features, as provided in one of the following options:
 - a. Full brick, stone, stucco, or other masonry treatment, combined with at least three windows, doors, or other substantial architectural features; or
 - b. Brick, stone, stucco, or other masonry treatment (not including the gable area), combined with no less than four windows or one side entry door.
3. Prior to the approval of each dwelling unit, the applicant shall demonstrate that the price of the dwelling unit will not be lower than \$150,000 (in 1989 dollars) for a single-family attached house.
4. Prior to certificate of approval of this specific design plan, the applicant shall revise the site plan cover sheet to provide the most recent information regarding all approved and submitted specific design plans for Beech Tree. All phase or section numbers shall also be labeled on the overall plan on the cover sheet.