

Case No.: SDP-0315-09
Beech Tree, East Village,
Section 4 & 5

Applicant: VOB Limited Partnership

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

FINAL DECISION — ORDER AFFIRMING PLANNING BOARD

IT IS HEREBY ORDERED, after review of the administrative record and conducting oral argument in this matter, that SDP-0315-09, an amendment to a specific design plan (SDP) requesting approval to add one single-family attached (townhouse) architectural model, specifically the Haverford Homes Coltrane model, to the approved architecture for Sections 4 and 5 of Beech Tree, in the Residential Suburban Development (R-S) Zone, be and the same, is hereby AFFIRMED.

The Beech Tree project site is located on the west side of US 301 (Robert S. Crain Highway), south of Leeland Road, in Planning Area 79 and Council District 6. The area covered by Specific Design Plan SDP-0315, East Village, Section 4, is located on the north side of Beech Tree Parkway and on the east and west sides of Moores Plains Boulevard. East Village, Section 5, is located on the south side of Beech Tree Parkway, just east of the recreation center.

The overall site is known as Beech Tree, which was rezoned by the Prince George's County District Council on October 9, 1989 (Zoning Ordinance No. 61-1989) from the R-A Zone to the R-S Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 was approved by the District Council for the entire Beech Tree development, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision (PPS) were reviewed

and approved. Only Preliminary Plan of Subdivision 4-00010, approved by the Prince George's County Planning Board on July 6, 2000 and formalized in PGCPB Resolution No. 00-127, is relevant to the subject property.

Two SDPs for the entire site have also been approved for the Beech Tree development. Specific Design Plan SDP-9905, which was approved by the District Council on October 22, 2000, is a special purpose SDP for community character. Specific Design Plan SDP-0001, which was approved by the District Council on October 30, 2000, is an umbrella approval for architecture for the entire Beech Tree development, which has been revised 13 times.

The original SDP-0315, for a total of 39 single-family attached lots, was approved by the District Council on May 14, 2004, subject to eight conditions. Specific Design Plan SDP-0315-01, for the addition of two new townhouse models, the Armstrong and the Ellington, was approved by the Planning Director on January 10, 2006. Specific Design Plan SDP-0315-02, for the addition of two new townhouse models, the Jameson and the Peterson, was approved by the Planning Director on November 27, 2006. Specific Design Plan SDP-0315-03, to revise the approved architecture to allow alternate façade materials on the Peterson and Jameson models, was approved by the Planning Director on March 5, 2008. Specific Design Plan SDP-0315-04, for a total of 107 single-family attached lots in East Village, Sections 4 and 5, with the addition of 11.90 acres, was approved by the District Council on April 1, 2014. Specific Design Plan SDP 0315-05, for the addition of a new townhouse model, the Armstrong, was approved by the Planning Director on October 15, 2015. Specific Design Plan SDP-0315-06, to address Marlboro clay on-site, was approved by the Planning Director on September 16, 2016. Specific Design Plan SDP-0315-07, for the addition of two new townhouse models, the McPherson and the Easton, was approved by the Planning Director on April

17, 2017. Specific Design Plan SDP-0315-08, for the addition of a new townhouse model, the Royal, was approved by the Planning Director on March 22, 2017.

As the basis for this final decision, and as expressly authorized by the Regional District Act, within Title 22 and Title 25 of the Land Use Article of the Annotated Code of Maryland, and the Prince George's County Code, the District Council adopts the findings and conclusions set forth by Planning Board in PGCPB Resolution No. 18-44.

Approval of SDP-0315-09 is subject to the following conditions:

1. All architectural conditions in the Prince George's County District Council's approval of Specific Design Plan SDP-0315-04 apply to the subject Haverford Homes Coltrane model.
2. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section, as designee of the Planning Board, that the prices of the proposed townhouse dwelling units will not be lower than the following range (in 1989 dollars):

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

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

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

Ordered this 24th day of July, 2018, by the following vote:

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

Opposed:

Abstained:

Absent: Council Members Lehman, Patterson, and 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, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council