

Case No.: SDP-0902-01 Beech Tree  
East Village, Sec. 11 & 13

Applicant: VOB Limited Partnership

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

ORDER AFFIRMING PLANNING BOARD DECISION,  
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the Planning Board's decision in Resolution PGCPB No. 13-153, approving with conditions a specific design plan to develop 29 single-family detached lots and 112 single-family attached lots in the section of the Beech Tree development known as East Village, Sections 11 and 13, located on the west side of Robert S. Crain Highway (US 301), south of Leeland Road, in Planning Area 79, Council District 6, and the Developing Tier, is:

AFFIRMED, subject to the District Council's original jurisdiction pursuant to §27-132(f)(1) of the Zoning Ordinance and A-9763-C.

As the basis for this action, the District Council, pursuant to §27-132(f)(1) and A-9763-C, adopts and incorporates the findings and conclusions of the Planning Board in its Resolution, PGCPB No. 13-153, except as otherwise stated herein.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certification of the specific design plan (SDP), the applicant shall:
  - a. Provide a turnaround at the end of Swanscombe Lane.
  - b. Distribute a sufficient amount of on-street parking spaces evenly in locations convenient to each townhouse lot and provide sidewalk connections to the parking spaces, to be reviewed by the Urban Design Section as designee of the Planning Board. Revise the tabulation chart on the coversheet as necessary.

- c. Show the ten-foot-wide public utility easement abutting all private rights-of-way per Section 24-128(b)(12) of the Subdivision Regulations, or provide an approved color-coded utilities plan.
- d. Delineate separate parcels for the open space and private rights-of-way and clearly label the disposition of the parcels. Provide the dimension for the private right-of-way.
- e. Revise the tracking chart to reflect the correct number of units for previously approved SDPs, and provide a subtotal of units for the pending SDP.
- f. Provide the bearings and distances on all property lines and for each parcel and lot. Dimension the distance between the rows of townhouse lots.
- g. Provide the correct description and zone of abutting Parcel B-1 (C-O and R-S Zones).
- h. The site stormdrain inlet located on abutting Parcel B-1 (Specific Design Plan SDP-9803) on Sheet 6 of 7 shall be verified.
- i. Indicate that all proposed exterior light fixtures will be shielded and positioned so as to minimize light trespass caused by spill light.
- j. Revise the SDP and tree conservation plan (TCP) coversheets to indicate, on the overall plan of the Beech Tree project, all project areas in their correct relation to one another, all phase or section numbers, all approved or submitted SDP numbers, and all approved or submitted TCP numbers.
- k. Revise the Type II tree conservation plan (TCP II) as follows:
  - (1) Revise natural regeneration to afforestation/reforestation whenever the area is adjacent to a residential lot.
  - (2) All vulnerable edges of afforestation adjacent to residential lots shall be planted using the “edge planting detail” consisting of a double row of whips (one-inch caliper) planted adjacent to the permanent tree protection device.
  - (3) Where landscaping and woodland conservation areas overlap, the landscaping elements shall be shown on the TCP II so coordination can occur between the planting. If landscape materials are provided in lieu of the whip planting proposed for woodland conservation, then the stocking rate shall be equivalent to the requirements of the

Prince George's County Woodland Conservation and Tree Preservation Ordinance of 500 caliper inches per acre.

- (4) Revise the individual woodland conservation worksheet to correctly calculate the requirement for the site and indicate how the woodland conservation requirement for the site will be provided.
  - (5) Revise and update the overall woodland conservation summary sheet for the entire Beech Tree project, which indicates how the woodland conservation requirement is being provided for the entire site consistent with all approvals to date, and the current revisions proposed for Specific Design Plans SDP-0902 and SDP-0315.
  - (6) Confirm that the location of the retaining wall extending into the golf course is consistent with the approval of that plan, or revise the TCPII for the golf course to be consistent with the current plan prior to certification.
  - (7) Have the revised plan signed by the qualified professional who prepared it.
- l. Specific Design Plan SDP-9803 and its associated TCP shall be revised to adjust the limits and/or include the grading, woodland conservation, landscaping, and stormwater management features proposed on the site as part of the subject application. Any changes to the woodland conservation requirement, or amount provided resulting from the revision of SDP-9803 and TCPII-049-98, shall be correctly reflected in the overall Beech Tree woodland conservation worksheet prior to certification of SDP-0902.
  - m. Provide the correct Section 4.1 landscape schedules showing the requirements being met for all of the residential lots.
  - n. Revise the plant list to correctly identify native and non-native plants and adjust the Section 4.9 landscape schedule as necessary.
  - o. Revise the landscape plan to provide a Section 4.6 schedule for all townhouse lots with rear yards oriented toward a street, including primary or lower road classifications, excluding alleys.
  - p. Revise the landscape plan to provide a schedule for Section 4.10, Street Trees along Private Streets, showing the requirements being met.
  - q. Revise and/or add plantings to the rear of all townhouse lots, as necessary, to provide buffering between townhouse lots, or between townhouse lots

and adjacent large retaining walls or slopes, to be reviewed by the Urban Design Section as designee of the Planning Board.

- r. Revise the elevations to demonstrate that the first story of the front and side elevations will be brick or masonry on all single-family attached units.
- s. The following number of dwelling units in any horizontal, continuous, attached group of townhouse dwellings shall have a roof feature containing either a reverse gable or dormer window(s):
  - (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 group containing three units.
- t. At a minimum, the following townhouse lots shall be considered highly-visible and shall have side entry units: 1, 16, 17, 29, 30, 41, 42, 52, 53, 63, 64, 76, 82, and 94.
- u. All garage doors shall have a carriage-style appearance.
- v. At least 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.
  - (1) Four dwelling units in any building group containing five or six units.
  - (2) Three dwelling units in any building group containing four units.
  - (3) Two dwelling units in any building group containing three units.
- w. 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.
2. Prior to issuance of any grading permits which impact wetlands, wetland buffers, streams, or waters of the U.S., the applicant shall submit valid copies of all federal and state wetland permits, evidence that approval conditions have been complied with, and any associated mitigation plans.
3. Prior to certificate approval of this specific design plan, the applicant shall demonstrate to the Urban Design Section as designee of the Planning Board that the prices of the 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+
4. Prior to approval of each building permit for a dwelling unit, the applicant shall demonstrate that the price of the dwelling unit will not be lower than the ranges above (in 1989 dollars).
5. This development is subject to all of the transportation and phasing conditions of Specific Design Plan SDP-9907-01, or as amended. Any changes to the sequencing of transportation improvements and/or changes to these development thresholds will require the filing of a specific design plan application, and a new staging plan reflecting said changes must be included with the application.
6. Prior to issuance of any building permit, the applicant and the applicant's heirs, successors, and/or assignees shall provide a financial contribution of \$420 to the Prince George's County Department of Public Works and Transportation (DPW&T) for placement of Class III bikeway signage along Presidential Golf Drive.
7. Prior to issuance of grading permits for land associated with Specific Design Plan SDP-0902, the applicant shall submit approved technical stormwater management plans to the Environmental Planning Section to confirm that water quality measures have been provided on the plan at all stormdrain outfalls, and that the required landscape buffers from residential lots have been provided. The final approved technical stormwater plan may result in a need for a formal revision to SDP-0902.

8. The following lots shall have rear decks:

Block X, Lots 1- 18, 22, 23, 28-31, 35, 36, 40-43, 46, 47, 51-54, 58, 59, 62-65, 69, 70, 75-77, 81-83, 88, 89, and 93-112.

9. The following lots shall have side entry units:

Block X, Lots 1, 4, 5, 10, 11, 16, 17, 29, 30, 41, 42, 52, 53, 63, 64, 75, 76, 82, 83, 94, 95, 101, 102, 106, 107, 112

10. The following lots shall have pergolas:

Block X, Lots 1, 4, 5, 10, 11, 16, 17, 29, 30, 41, 42, 52, 53, 63, 64, 76, 82, 94, 95, 101, 102, 106, 107, and 112.

11. The following lots shall have fully fenced rear yards similar in appearance to the majority of fences for townhouses in other sections of Beech Tree:

Block X, Lots 1 – 112.

12. The following lots shall only be developed with the Norwood, Lismore, Jameson, Peterson, Armstrong or Ellington architectural models:

Block X, Lots 1, 16, 17, 29, 30, 41, 42, 52, 53, 63, 64, 76 and 94.

13. All garage doors shall have a style, dark color and appearance similar to the majority of garage doors on townhouses in other sections of Beech Tree.

14. All required decks shall contain a minimum area of 200 square feet.

Ordered this 1<sup>st</sup> day of April, 2014, by the following vote:

In Favor: Council Members Campos, Davis, Franklin, Harrison, Lehman, Olson, Patterson, Toles and Turner.

Opposed:

Abstained:

Absent:

Vote: 9-0

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: \_\_\_\_\_  
Mel Franklin, Chairman

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council