

Case No.: SDP-0416-07
Beech Tree, South 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-0416-07, 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-0416 in South Village, Sections 4 and 5, is located in the southeastern portion of Beech Tree development, along the southern boundary.

The overall site is known as Beech Tree, which was rezoned by the Prince George's County District Council on October 9, 1989 (Zoning Ordinance No. 61-1989) from the R-A Zone to the R-S Zone through Zoning Map Amendment A-9763-C for 1,765 to 2,869 dwelling units, subject to 17 conditions and 14 considerations. On July 14, 1998, Comprehensive Design Plan CDP-9706 was approved by the District Council for the entire Beech Tree development, subject to 49 conditions. Following the approval of CDP-9706, three preliminary plans of subdivision (PPS) were reviewed and approved. Only Preliminary Plan of Subdivision 4-99026, approved by the Prince George's

County Planning Board on September 9, 1999 and formalized in PGCPB Resolution No. 99-154, is relevant to the subject property.

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

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

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. 18-45.

Approval of SDP-0416-07 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-0416-03 apply to the subject Haverford Homes Coltrane model.
2. The specific design plan shall be updated to reflect that this is the seventh revision of Specific Design Plan SDP-0416.
3. Prior to certificate approval, the applicant shall demonstrate to the Urban Design Section, as designee of the Planning Board, that the prices of the proposed townhouse dwelling units will not be lower than the following range (in 1989 dollars):

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

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

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

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