

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on June 5, 2003, regarding Detailed Site Plan DSP-02015/02 for Fairwood, Phase 1, Part 2, B, the Planning Board finds:

1. The subject revision to Detailed Site Plan DSP-02015/02 is for house sitings on the approved Detailed Site Plan, DSP-02015, for infrastructure. Detailed Site Plan DSP-02015 was for a portion of Part 2 of Phase I of Fairwood, consisting of 179.11 acres out of a total of 247.3 acres included in Part 2 of Phase I. The Detailed Site Plan was limited to the proposed grading of the site and the installation of utilities, streets and the stormwater management ponds for a portion of Phase I, Part 2. The Type II Tree Conservation Plan, TCPII/4/02-01, was also reviewed along with the Detailed Site Plan application. Detailed Site Plan SP-02015 was approved by the Planning Board on September 10, 2002 (PGCPB No. 02-157). The applicant has also submitted a Revision to Detailed Site Plan DSP-02015/01 to add seven lots along Dickens Pride for Phase I, Part 2B.

2. **Development Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-C	M-X-C
Use(s)	Single-family residential	Single-family residential
Acreage	179.11 acres	179.11 acres
Lots	111	111
Parcels	14	14
Square Footage/GFA	NA	NA

The subject property is located on the south side of MD 450, approximately 1,400 feet east of MD 193. The property consists of 179.11 acres of land in the M-X-C Zone.

3. The Preliminary Plan for the subject property, Fairwood 4-00057, was approved with conditions by the Planning Board on January 4, 2001 (PGCPB No. 01-07). DSP-02015 was found to be in

conformance with the relevant conditions of approval of Preliminary Plan 4-00057, Comprehensive Sketch Plan CP-9504 and Final Development Plan FDP-0001.

4. The subject Revision to the Detailed Site Plan includes house sitings for 111 single-family residential lots. The location and setbacks for the proposed houses are consistent with the location and setback requirements of the Final Development Plan, FDP-0001. The subject revision to the Detailed Site Plan is also consistent with Detailed Site Plan DSP-02015. Further revisions to the Detailed Site Plan will be submitted showing actual footprints of the proposed houses by the individual builders to be reviewed at staff level. The applicant has already received approval of a Detailed Site Plan, DSP-01046, for the overall architecture for the development. The subject Revision to the Detailed Site Plan and the Detailed Site Plan for architecture will constitute the architecture and infrastructure Detailed Site Plans for this phase.
5. A referral was sent to the City of Bowie. The city has no comments regarding the subject revision to the Detailed Site Plan.
6. The applicant has not submitted information regarding the total number of units included in DSP-02015. A condition of approval has been added to require the same. With the proposed conditions, the revision to Detailed Site Plan SP-02015/02 represents a reasonable alternative for satisfying the site design guidelines, without requiring unreasonable costs and without detracting substantially from the utility of the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-02015/02, subject to the following condition:

1. Prior to signature approval, the site and grading plans shall be revised to include information about the total number of units for DSP-02015.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

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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 Scott, seconded by Commissioner Vaughns, with Commissioners Scott, Vaughns, Eley and Hewlett voting in favor of the motion, and with Commissioner Lowe absent at its regular meeting held on Thursday, June 5, 2003, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 31st day of July 2003.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LS:rmk