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DETAILED SITE PLAN for Infrastructure DSP-01046

Application	General Data
Project Name FAIRWOOD ■ DSP for Architecture Location South Side of Annapolis Road (MD 450) Approximately 1400 Feet east of Enterprise Road (MD 193) Applicant/Address Rouse-Fairwood Limited Partnership 10275 Little Patuxent Parkway Columbia, MD 21044	Date Accepted 11/08/01
	Planning Board Action Limit 02/01/02
	ZHE Hearing Date N/A
	Plan Acreage 1,058 acres
	Zone M-X-C
	Dwelling Units N/A
	Square Footage 1,250 sq. ft. - 7,327 sq. ft.
	Planning Area 71A
	Council District 6
	Municipality N/A
	200-Scale Base Map 206NE11

Purpose of Application	Notice Dates
Mixed Use Community ■ Single-family Umbrella Architecture for Phase I and Phase II of Fairwood.	Adjoining Property Owners (CB-15-1998) 12/04/01
	Previous Parties of Record (CB-13-1997) 12/03/01
	Sign(s) Posted on Site 11/21/01
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer Whitmore
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

July 30, 2009

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Elizabeth Whitmore, Senior Planner

SUBJECT: Detailed Site Plan, DSP-01046
Fairwood Residential Architecture for All Phases

The Urban Design staff has completed its review of the subject application and appropriate referrals.

The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as stated in the Recommendation section of this report.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. Conformance to the Comprehensive Sketch Plan, CP-9504.
- b. Conformance to the Preliminary Plan, 4-97024
- c. Conformance to the Final Development Plan, FDP-9701.
- d. Conformance to Detailed Site Plan, DSP-01031.
- e. Referrals

FINDINGS

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

1. Fairwood, a mixed-use community development to be constructed in accordance with Section 27-444 of the Zoning Ordinance, is generally north of US 50, south of MD 450 and on both sides of Church Road. It will include approximately 1,799 dwelling units on approximately 1,000 acres in the M-X-C Zone.
2. The residential areas of Fairwood fall into five more or less discrete areas which are separated by stream valleys, open space, parks, a commercial/retail area, and a public school. The developer has identified these areas as Phase I and Phase II and is proceeding to submit Detailed Site Plans for portions of Phase I. The Detailed Site Plan DSP-01001, approved by the Planning Board on October 25, 2001, included 162 single-family detached lots on approximately 234 acres and Detailed Site Plan DSP-01001/01, approved by the Planning Board on October 25, 2001, included the recreational facilities, signage, and associated landscaping on land to be dedicated to the homeowners' association, and required landscaping on single-family lots.
3. The single umbrella Detailed Site Plan represented by the subject DSP-01046 is a reasonable and efficient vehicle for approving the residential architecture for all phases of the development at one time. Both phases of the development contain single-family detached lots which range in size from 6,000 square feet to 60,000 square feet. The nine builders currently involved in the project are expected to build homes in both phases. Thus, all of the architectural elevations approved for any phase will be equally appropriate for use in any other phase of the development. The umbrella Detailed Site Plan DSP-01046 will eliminate unnecessary duplication of effort resulting from reapproving the same architectural elevations with each phase. It will constitute the approved detached architecture for the entire Fairwood project. With approval of DSP-01046, the complete Detailed Site Plan for each phase will be comprised of the site, landscape, recreational amenities, and tree conservation plan applicable to that phase in combination with the architectural elevations approved in DSP-01046.
4. DSP-01046 includes architectural elevations proposed by nine builders: Allan Homes, Craftmark Homes, NU-Homes, Mark Homes, Patriot, Williamsburg, Mid-Atlantic, Grayson Homes, and Ryland Homes. The names of the units proposed by each builder and the amount of living area available for each unit are as indicated below. Numerous different front elevations are available for each of the unit types.

ALLAN HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Berkeley	3,867 - 4,243
California	3,249 - 3,505
Carmel	3,158 - 3,490

Dimension 5	2,309 - 2,597
Granada II	2,368 - 2,541
Granada III	2,526 - 2,699
Malibu	2,631 - 2,887
Santa Cruz II	2,620 - 3,276
Ventura II	2,620 - 3,040
Vista, Vista 4	2,161 - 2,334

CRAFTMARK HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Bethesda	2,555 - 4,119
Chevy Chase	2,963 - 4,316
Clifton II	2,964 - 4,385
Edgemoor	3,295 - 4,248
Oakton	3,295 - 4,980
Kenwood	4,487 - 6,194
Kenwood II	5,109 - 7,327

NU-HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Riverhill	2,754 - 3,016
Riverhill II	3,340 - 3,500
Talbot Expanded	2,516 - 2,567
The Tidewater	3,000 - 3,022
Seaford	3,250 - 3,270
Millwood II	2,617 - 2,665
Cambridge	3,100 - 3,386
Cambridge II	3,674 - 3,950
Talbot II	3,050 - 3,060
Salisbury	2,900 - 3,160

MARK HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
House *A▲	1,873 - 2,053
House *B▲	2,240 - 2,420
House *C▲	2,627 - 2,627
House *D▲	2,973 - 2,973
House *E▲	2,472 - 2,472
A-91	1,775 - 1,775
1700	2,760 - 2,760

PATRIOT

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Abraham Clark	2,482 - 2,758
Phillis Wheatly	2,140 - 2,240
Nathaniel Greene	2,205 - 2,445
Patriot II	2,631 - 2,731
Benjamin Banneker	2,027 - 2,215
George Mason	2,021 - 2,121
James Monroe	3,624 - 3,724
F. Scott Key	2,397 - 2,776
Victory	2,523 - 3,006
Molly Pitcher	2,702 - 3,175
John Rutledge	2,705 - 2,805
Francis Marion	2,900 - 2,916
Independence	3,120 - 3,220
John Adams	1,890 - 1,890
Betsy Ross	2,080 - 2,080
Anthony Wayne	2,451 - 2,451
Paul Revere	2,092 - 2,192

WILLIAMSBURG

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
James Randolph	3,345 - 4,181
Dorchester II	3,649 - 3,821
Patrick Harrison	3,239 - 4,033
The Huntington	4,116 - 4,468
William Deaven	2,424 - 3,599
Thomas Goodwin	3,143 - 3,795
Sarah Dunmore	3,143 - 3,795
George Oliver	3,107 - 3,243
The Wythe Manor	4,379 - 4,579
The Rutledge	4,716 - 5,444

MID-ATLANTIC

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Dover 100 Series	3,682 - 5,086
Monticello	3,919 - 4,271
Amherst 1200 Series	4,118 - 5,408
Lakeview Oxford	3,835 - 4,489
Oxford	3,597 - 4,335
Somerset, Somerset 500	3,309 - 4,861
Windsor, Windsor 1400 and 1408	3,392 - 3,508
Aspen	3,331 - 4,129
Regency, Regency 600	2,128 - 2,596

Inverness 400	2,770 - 2,952
Berkshire 300	2,753 - 2,753
Cambridge 700	3,113 - 3,687

GRAYSON HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
3800	3,800 - 4,376
4200	4,200 - 4,728
Auburn	3,500 - 4,081
Carlyle	3,006 - 3,571
Clayton	3,240 - 3,933
Greystone II	2,900 - 3,668
Tennyson	3,377 - 3,972
The Browning	2,747 - 3,418
The Shelton	1,960 - 2,136
Meriwether	2,046 - 2,238
The Austen	2,306 - 2,553
Mansfield	2,395 - 2,535
Fairleigh	1,250 - 1,330

RYLAND HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Southhill	3,180 - 4,551
Penhurst	2,781 - 4,139
Chartwell II	2,745 - 4,272
York	2,137 - 2,901
Oakhurst	2,295 - 3,167
Bradford	2,360 - 3,674
Barrington II	2,520 - 3,674

**Square footage includes all finished livable areas.*

**Area of garage is not included in square footage*

**Basement is not included in square footage.*

The exceptionally high quality sought in this prestige residential community would seem to dictate a minimum house size in order that the range in size from large to small not become too glaring. To ensure that the smallest houses in the development are esthetically compatible with the larger ones, it seems appropriate also to require a minimum decorative standard for the smallest units. Condition 1.a below proposes such a standard which, though by no means foolproof, will contribute to maintaining a high level of visual quality in the smaller units in the development: Sixty percent (60 percent) of all units smaller than 2,500 square feet in size should have a brick front.

The Fairleigh (1,250 - 1,330 square feet) proposed by Grayson is at least 500 square feet smaller than the next larger house. This contrast in house size could possibly create a development that would appear disjointed if too many Fairleigh units are built. Therefore, the number of Fairleigh units should be limited in Phase I, Part I, as proposed in Condition 1.d. below.

5. The Detailed Site Plan is in general conformance with Preliminary Plan 4-97024, PGCPB No. #97-194 adopted on July 17, 1997. Condition 6.c of that approval contains the following requirements in regard to architecture:

At least 50 percent of the houses (on lots less than 10,000 square feet), shall contain single-family dwellings with a minimum of 2,250 square feet of living area.

Comments: Detailed Site Plan DSP-01031, PGCPB No. 01-221 adopted on November 15, 2001, required a tracking chart be provided on the cover sheet to ensure that 50 percent of the single-family homes on lots less than 10,000 square feet will contain at least 2,250 square feet of living space.

6. The Detailed Site Plan is in general conformance with Final Development Plan FDP-9701, approved by the District Council on May 11, 1998. Section 7.2 (page 42) of the Final Development Plan contains language that states the following in regard to residential architecture:

Architectural Guidelines will be prepared and administrated by the applicant to assure that each residence constructed in Fairwood is compatible with the overall visual harmony of the community. These guidelines will address massing, shape, detailing, materials and colors for the main residential structures, outbuildings, decks, porches and greenhouses.

All houses will have articulated facades. Horizontal and vertical changes in house planes and height will be realized through such features as bay windows, porches, overhangs, balconies, and chimneys. Variation in roof pitch and direction will be achieved via gables, cross gables, hips and dormers. While these features will create variety, continuity will be maintained through compatible roof shingle colors and textures, brick type, color and coursing, and siding type and color. Additional accent features, such as shutters and trim detailing, will provide contrast and interest.

Comment: The applicant should submit a copy of the above referenced Architectural Guidelines which address massing, shape, detailing, materials and color for the main structures, outbuildings, decks, porches and greenhouses to be incorporated into the file.

All units should have at least two endwall features, such as but not limited to: full-size windows, doors, chimneys which come to grade, and wrap-around porches. All materials should be specified on the architectural elevations and roof pitches should be indicated.

7. The Detailed Site Plan is in conformance with all applicable requirements of Section 27-546.07 of the Zoning Ordinance governing development of a Mixed Use Community Development in the M-X-C Zone, except for Section 27-546.07(b)(2), which requires floor plans of all residential structures to be submitted. The applicant should make these floor plans available to staff.
8. As required by Section 27-5646.07(c) of the Zoning Ordinance, in addition to the findings required for the Planning Board to approve a Detailed Site Plan (Part 3, Division 9) the Planning Board shall also find (in the M-X-C Zone):

1. **The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone which include but are not limited to: a comprehensively planned community with a balanced mix of residential, commercial, recreational and public uses; a system of flexible development standards; varying lot sizes that will encourage dwelling types so as to provide housing for a spectrum of incomes, ages, and family structures; preservation of significant open spaces,**

Comment: Detailed Site Plan DSP-01031, adopted by the Planning Board on November 15, 2001 (PGCPB No. 01-221) for 162 single-family lots, provided the first step in creating a mixed use community that will ultimately provide a mix of residential, commercial, recreational and public uses. Proposed lot sizes vary from 6,000 square feet to over 60,000 square feet, which will provide dwelling types for a wide range of incomes, ages, and family structures. The subject Detailed Site Plan supplements that previous approval by providing a range of detached architectural models and styles. Detailed Site Plan DSP-01031/01 for a portion of the HOA land was reviewed concurrently and adopted by the Planning Board on November 15, 2001 (PGCPB No. 01-220), which included recreational facilities, signage, and associated landscaping for a portion of the land to be dedicated to the homeowners' association. A subsequent Detailed Site Plan should be submitted that will encompass the remaining land to be dedicated to the HOA which will address the remaining open spaces. Approximately 80 acres in Phase I, Part I, is to be dedicated to the Department of Parks and Recreation for preservation of significant open spaces.

2. **The arrangement and design of buildings and other improvements and the mix of uses reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability.**

Comment: The Final Development Plan (FDP-9701) set the stage for a cohesive development. The subject Detailed Site Plan is for architecture, for single-family detached lots only, and establishes the guidelines for residential architecture for the overall development which will provide an environment of quality and stability.

3. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development.**

Comment: The above finding is not directly applicable to the subject Detailed Site Plan DSP-01046, because it is for architecture only. However, Detailed Site Plan DSP-01031, adopted by the Planning Board on November 15, 2001 (PGCPB No. 01-221), included a pedestrian system that has been designed to allow residents and citizens the capability of walking, biking, etc., in a safe manner throughout the site. It should also be noted that DSP-01031/01, adopted by the Planning Board on November 15, 2001 (PGCPB No. 01-220), included a portion of the Homeowners' Association land in which an extensive sidewalk system has been incorporated into the design.

- 4. In areas of development to be used for pedestrian activities or as gathering places for people, adequate attention has been paid to human scale, the quality of urban design, and other amenities such as types and textures of materials, landscaping and screening, street furniture, and lighting, both natural and artificial.**

Comment: The above finding is not directly applicable to the subject Detailed Site Plan DSP-01046, because it is for architecture only.

- 5. The Detailed Site Plan is in general conformance with the approved Final Development Plan. Where not defined in an approved Development Plan, the design standards of the zone most compatible with the M-X-C Zone shall be applicable.**

Comment: The above finding is not directly applicable to the subject Detailed Site Plan DSP-01046, because it is for architecture only. However, the Final Development Plan FDP-9701 allows for 169 single-family residences in Phase I, Part I. Detailed Site Plan DSP-01031, which was approved by the Planning Board on November 15, 2001 (PGCPB No. 01-221), was found to be in general conformance with Final Development Plan FDP-9701 in terms of lot layout and road alignment, the development standards of the FDP, and the conditions of approval.

9. The Community Planning Section has determined that this application does not raise any Master Plan issues.
10. The City of Bowie had not responded to the referral request at the time of the writing of the staff report.
11. In order to ensure that prospective purchasers in this subdivision are made aware of all exterior elevations of all models approved by the Planning Board, and of the existence of an approved Detailed Site Plan, Landscape Plan, and plans for recreational facilities, these plans should be displayed in the developer's sales office.
12. The plan will, if revised in accordance with the proposed conditions of approval, represent a reasonable alternative for satisfying the Site Design Guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE DSP-01046, subject to the following conditions:

1. Prior to certificate approval, the following revisions shall be made to the plan, or the specified information shall be supplied:
 - a. At least sixty percent (60%) of the units smaller than 2,500 square feet in size shall have a brick front. To ensure conformance with this condition, a tracking chart shall be added to the cover sheet
 - b. Materials (including, but not limited to, siding, brick, colors and shingles) and roof pitches shall be labeled on all elevations on which this information is lacking.
 - c. Architectural Guidelines which will address massing, shape, detailing, materials, and colors for the main residential structures, outbuildings, decks, porches, and greenhouses shall be submitted to be incorporated into the file.
 - d. The Fairleigh model, by Grayson, shall be built on no more than eight lots in Phase I, Part I. To ensure conformance with this condition, a tracking chart shall be added to the cover sheet.
2. No two units located next to or across the street from each other may have identical front elevations.
3. A minimum of two standard architectural features such as windows, doors, or fireplace chimneys shall be provided on all endwalls of all units. The two standard features on each endwall shall be clearly labeled on all endwall elevations.
4. The developer, his heirs, successors, and/or assigns shall display in the sales office all of the plans approved by the Planning Board for this subdivision, including all exterior elevations of all approved models, the Detailed Site Plan, Landscape Plan, and plans for recreational facilities.
5. All dwelling units at Fairwood shall have two-car garages.
6. The floor plans shall be made available to staff for review.