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## DETAILED SITE PLAN

**DSP-02015/02**

Application	General Data
Project Name  FAIRWOOD, PHASE I, PART 2 ■B.  Location  South side of Annapolis Road (MD 450), approximately 1,400 feet east of Enterprise Road (MD 193)  Applicant/Address  Rouse-Fairwood Limited Partnership c/o the Rouse Company 10275 Little Patuxent Parkway Columbia, MD 21044	Date Accepted 05/15/2003
	Planning Board Action Limit 07/24/03
	ZHE Hearing Date N/A
	Plan Acreage 179.11 acres
	Zone M-X-C
	Dwelling Units 111
	Square Footage N/A
	Planning Area 71A
	Council District 06
	Municipality N/A
	200-Scale Base Map 207NE11

Purpose of Application	Notice Dates
House Siting Plan for 111 single-family residential lots	Adjoining Property Owners 05-16-03 (CB-15-1998)
	Previous Parties of Record 05-28-03 (CB-13-1997)
	Sign(s) Posted on Site 05-21-03
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: SRINIVAS
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

May 28, 2003

MEMORANDUM

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Laxmi Srinivas, Senior Planner

SUBJECT: Detailed Site Plan for Infrastructure DSP-02015/02  
Phase I, Part II, \*B\*  
Fairwood

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 described 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, 4-00057.
- c. Conformance to the Final Development Plan, FDP-0001.
- d. Conformance to the Detailed Site Plan, DSP-02015
- e. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- f. Referrals.

FINDINGS

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. 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.

**RECOMMENDATION**

Based upon the foregoing evaluation, the Urban Design Section recommends that the Planning Board adopt the findings of this report and APPROVE 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.