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## INFRASTRUCTURE DETAILED SITE PLAN DSP-02015/03

Application	General Data
<b>Project Name:</b> Fairwood, Part 2B, Phase I  <b>Location:</b> South side of MD 450, approximately 1,400 feet east of MD 193  <b>Applicant/Address:</b> Rouse-Fairwood Ltd. c/o The Rouse Company 10275 Little Patuxent Parkway Columbia, MD 21044	Date Accepted: 5/29/2003
	Planning Board Action Limit: 9/12/2003
	Plan Acreage: 5.83
	Zone: M-X-C
	Dwelling Units: NA
	Square Footage: NA
	Planning Area: 71A
	Council District: 4
	Municipality: NA
	200-Scale Base Map: 207NE12

Purpose of Application	Notice Dates
For approval of pocket parks, entrance features, signage and other neighborhood amenities.	Adjoining Property Owners: (CB-15-1998) 06/02/2003
	Previous Parties of Record: (CB-13-1997) 07/10/2003
	Sign(s) Posted on Site: 08/22/2003
	Variance(s): Adjoining Property Owners: NA

Staff Recommendation		Staff Reviewer: H. Zhang	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

August 28, 2003

**MEMORANDUM**

TO: Prince George's County Planning Board

VIA: Steve Adams, Urban Design Supervisor

FROM: Henry Zhang, Senior Planner, Urban Design Section, Development Review Division

SUBJECT: Detailed Site Plan (Infrastructure) DSP-02015/03, Fairwood, Part 2B, Phase I  
For pocket parks, entrance features, signage, and other neighborhood amenities

The Urban Design staff has reviewed the Infrastructure Detailed Site Plan and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions as described in the Recommendation section of this report.

**EVALUATION**

The Detailed Site Plan was reviewed and evaluated for conformance with the following criteria:

- a. Amended Basic Plan A-9894-C.
- b. The requirements of Comprehensive Sketch Plan CP-9504.
- c. The requirements of Preliminary Plan 4-00057 and Final Plat REP 196@15 and 16.
- d. The requirements of Final Development Plan FDP-0001.
- e. The requirements of Detailed Site Plan DSP-99034.
- f. The requirements of Detailed Site Plan DSP-02015 and revisions.
- g. The requirements of the M-X-C Zone, especially Section 27-546.07, regarding the approval of a detailed site plan.
- h. The requirements of the *Landscape Manual*.
- i. The requirements of the Prince George's County Woodland Conservation Ordinance.
- j. Referral comments.

## FINDINGS

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

1. **Request:** The subject application is for approval of an infrastructure detailed site plan for pocket parks, entrance features, signage, and other neighborhood amenities on a portion of the land to be dedicated to the homeowners association (HOA) in Part 2B, Phase I in the Fairwood Development.
2. **Development Data Summary**

	EXISTING	PROPOSED
Zone(s)	M-X-C	M-X-C
Use(s)	Vacant	Residential
Acreage	5.83	5.83
Amenities proposed		
Entrance features	N/A	3
Entrance pocket parks	N/A	2
Square pocket parks	N/A	2
3. **Location:** The site is in Planning Area 71A, Council District 6. More specifically, it is located at the south side of Annapolis Road (MD 450), approximately 1,400 feet east of Enterprise Road (MD 193).
4. **Surroundings and Use:** The proposed amenities are located within a property in Part 2B, Phase I, of Fairwood. The site is bounded on the north and west by the rights-of-way of Fairwood Parkway and Fairview Vista Drive. To the south of the property is Phase II of Fairwood and to the east of the property is the PEPCO right-of-way.
5. **Previous Approvals:** The site is part of Part 2, Phase I, of Fairwood, which was first approved in Amended Basic Plan A-9894-C. The site has also an approved Comprehensive Sketch Plan, CP-9504; a Preliminary Plan, 4-00057; a Final Development Plan, FDP-0001; and Detailed Site Plans DSP-02015 and DSP-99034. This is the third revision to the approved Detailed Site Plan, DSP-02015.
6. **Design Features:** The application proposes construction of three entrance features, two entrance pocket parks and two square pocket parks including signage, landscaping, connecting path/trails and landscape furniture. The application also includes street name signs for the site, which covers a single-family detached section and a townhouse section. The enlarged plans submitted are in a scale of either 1 inch to 10 or 20 feet. Detailed landscape treatments, site construction details and cut sheets of recreational equipment are included. The proposed amenities are in general conformance with the previous approved plans in design, color and materials.

## COMPLIANCE WITH EVALUATION CRITERIA

7. **Amended Basic Plan A-9894-C:** The District Council approved Amended Basic Plan A-9894-C with 22 conditions through the adoption of Zoning Ordinance No. 24-1994. The detailed site plan is in general conformance with the amended basic plan. One condition of approval is applicable to the review of the subject detailed site plan as discussed below:

**“10. Traditional names associated within the property and the Bowie family should be considered for use within this development for such elements as street names, parks, community centers, etc. The Historic Preservation Section should be contacted for a list of names.”**

**Comment:** Street names had been approved and were contained in the file at the time of preliminary plan approval.

8. **Comprehensive Sketch Plan CP-9504:** On February 24, 1997, the District Council affirmed the Planning Board’s decision in Resolution PGCPB No. 96-241, which contains ten conditions of approval. No condition is applicable to the review of the subject detailed site plan.
9. **Preliminary Plan 4-00057 and Final Plat REP 196@15 and 16:** The Planning Board’s decision on 4-00057 was embodied in Resolution PGCPB No. 01-07(C), which approved the above-noted preliminary plan with 22 conditions. The preliminary plan was subsequently recorded as REP 196@15 and 16. Condition 8 of Preliminary Plan 4-00057 pertaining to this detailed site plan review warrants a discussion as follows:

**“8. At the time of Detailed Site Plan the applicant shall provide alternative alignment and construction options that evaluate the proposed PMA impacts on Lots 1 and 2, Block K due to driveway construction.”**

**Comment:** The subject detailed site plan covers only Blocks L, M and N and does not include Block K.

Note 1 of Final Plat REP 196 @ 15 and 16:

**“Development is subject to restrictions shown on the approved Type I Tree Conservation Plan (TCPI/47/00), or as modified by the Type II Tree conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy and Subtitle 25.”**

**Comment:** The Environmental Planning Section has reviewed the subject detailed site plan and found that the plan is consistent with the previously approved Type II Tree Conservation Plan, TCPII/4/02-02.

10. **Final Development Plan, FDP-0001:** The final development plan for the subject property, Fairwood FDP-0001, was approved with ten conditions by the Planning Board on January 4, 2001, and the resolution was adopted on January 25, 2001 (PGCPB No. 01-09). The following conditions warrant discussion:

**“2. The applicant shall include with the submittal of the Detailed Site Plan that is associated with this FDP, a Phase II Noise Study for Lots 49-55, Block M and any**

**other residential lots located within the 65 dBA noise contour. The report shall identify all adverse noise impacts to residential areas along the realigned Church Road and include recommendations for noise attenuation measures. The proposed noise attenuation measures shall be clearly reflected on the Detailed Site Plan. If the proposed attenuation measures include the use of structural components, the Detailed Site Plan shall include architectural drawings that reflect the materials to be used and the manufacturer's STC (sound transmission class) rating for the structural component in accordance with the recommendation of the noise report."**

**Comment:** Lots 49-55, Block M, are within the 65 dBA noise contour line identified during the preliminary plan review. Since the subject detailed site plan is an infrastructure site plan with focuses on signage, entrance features and landscaping, entrance pocket parks and square pocket parks, no Phase II Noise Study is required. A Phase II Noise Study will be required at the time of the full-scale detailed site plan application for the subject site.

**"3. The ultimate use for Parcel A, Block Q shall be determined at the time of Detailed Site Plan. At that time the use proposed will be evaluated by the Environmental Planning Section to ensure that the use is consistent with the scenic and historic nature of Church Road. The use shall be screened and buffered with plantings and/or fencing in order to maintain and protect the scenic and historic view of Church Road."**

**Comment:** Parcel A, Block Q, which is located east of PEPCO property, is not included in this detailed site plan. This detailed site plan encompasses only Blocks L, M, and N, Parcel A, and is for approval of signage, entrance features and landscaping, entrance pocket parks and square pocket parks only.

**"7. Some of the existing farm lanes shall be preserved as multi-use trails, and included as part of the internal trail system through the subject property. This trail system shall be dedicated to a homeowners' association. These roadways shall supplement and in some cases replace an extensive sidewalk system. These farm lanes which will be preserved shall be designated on the Detailed Site Plan for Infrastructure."**

**Comment:** The submitted detailed site plan for infrastructure is in conformance with the above condition.

11. **Detailed Site Plan DSP-99034:** At time of approval of the Final Development Plan, FDP-9701, which covers Part One of Phase I and encompasses 223.7 acres, by the District Council on May 11, 1998, a condition (Condition 2), which requires a detailed site plan for a comprehensive program governing signage through the entire Fairwood development as set forth in Section 27-546.04(i) was attached. Per Condition 2 of FDP-9701, the detailed site plan for signage, DSP-99034, was filed and approved by the District Council for the entire Fairwood project, which encompasses 1,057.69 acres.

This detailed site plan sets out specific design standards for all types of signage in the Fairwood project. The Planning Board approved DSP-99034 on January 6, 2000, subject to three conditions. The detailed site plan has been reviewed for conformance with the standards. The detailed site plan is in general conformance with DSP-99034. Of the three conditions of approval of DSP-99034, two conditions are applicable to this detailed site plan review and discussed as follows:

**“2. The applicant shall obtain approval for the proposed street signs from The Department of Public Works and Transportation.”**

**Comment:** This condition will be carried forward as a condition of approval of the subject detailed site plan.

**“3. The illumination of proposed signage shall be subject to approval by the Planning Board or their designee at the time of Detailed Site Plan review.”**

**Comment:** The subject detailed site plan does not include any illumination information for the proposed signage. A condition of approval has been proposed in the Recommendation section of this staff report to require the applicant to provide illumination information for the proposed signage wherever it is applicable.

12. **Detailed Site Plan DSP-02015:** DSP-02015 is an infrastructure site plan for a portion of Part 2 of Phase I, Fairwood. The site plan was subsequently revised twice. But no condition of approval is applicable to the review of the subject detailed site plan.

13. **Zoning Ordinance:** Section 27-546.07(c) of the Zoning Ordinance requires that, 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:

**“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 environmentally sensitive areas and significant natural features; provide a network of substantial open space tracts superior to what could be obtained under conventional development techniques to serve a variety of scenic, recreational, and environmental conservation purposes; arrange land uses to be in physical proximity, and link these uses with pedestrian trails and sidewalks;”**

**Comment:** The subject application is for approval of signage, entrance features, pocket parks and other neighborhood amenities for a portion of Part 2, Phase I, of the Fairwood project, which is a comprehensively planned community with a balanced mix of residential, commercial, recreational and public uses and a system of flexible development standards. The application is in general conformance with the purposes and other provisions of the M-X-C Zone.

**“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 subject infrastructure detailed site plan does not involve any buildings but does involve signage, entrance features, pocket parks and other neighborhood amenities. By proposing uniformly designed amenities, this infrastructure detailed site plan will help increase the quality of development and create a cohesive place.

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

**Comment:** The pedestrian system presented in this detailed site plan is an integrated part of the comprehensive trails and pedestrian system of Fairwood. The two linear trail corridors are connected with pocket parks and entrance features. This design greatly improves the accessibility of the neighborhood and creates more interest for pedestrians. The pedestrian system shown in this detailed site plan is convenient and is comprehensively designed to encourage pedestrian activity within the development.

4. **In areas of development which are 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 subject application creates intimate gathering places as well as defines neighborhood entrance points. Proposed street furnishings, signage and screening have been conceived in human scale and shape an environment that is inviting for all ages to enjoy. However, no lighting information has been provided. In addition, the plans indicate that the proposed crosswalks are painted with stripes, but not otherwise enhanced. The Urban Design Section believes that all crosswalks should be paved with contrasting material such as pavers, cobbles, or a combination of brick and concrete. With this texture incorporated into the design program, the quality of materials will be such that the above finding can be made. A condition of approval has been proposed in Recommendation section of this report.

5. **The Detailed Site Plan is in general conformance with 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 subject detailed site plan is in general conformance with Final Development Plan FDP-0001 in terms of the location of open space, signage, landscaping, and recreational amenities.

14. **Landscape Manual:** The proposed development is subject to the requirements of the *Landscape Manual*. Since the *Landscape Manual* does not have specific provisions governing what has been proposed in this detailed site plan, the application is considered technically in conformance with the *Landscape Manual*.
15. **Woodland Conservation Ordinance:** The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the entire site is more than 40,000 square feet in area; contains more than 10,000 square feet of woodland; and there are prior tree conservation plan approvals for this site.
- a. At the time Preliminary Plan of Subdivision 4-00057 was approved, a forest stand delineation (FSD) was reviewed and approved. No further action regarding the FSD is needed as it relates to this detailed site plan review.
- b. The subject Detailed Site Plan, DSP-02015/03 as submitted, has been found to be consistent with the previously approved Type II Tree Conservation Plan, TCPII/4/02-2.
16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated July 1, 2003, the Community Planning Division found that the proposal raises no master plan or general plan issues.
- b. The Transportation Planning Section did not have any comments on the application.

In a separate memorandum on detailed site plan review for master plan trail compliance dated August 4, 2003, the staff noted that the subject application appears to be in conformance with prior approvals. The staff supports the pedestrian and trail network as shown on the site plan.

- c. In a memorandum dated June 11, 2003, the Subdivision Section staff identified the revisions that the plans should have in accordance with Final Plat REP 196@ 15 and 16. The staff also indicated several conditions of previous approval that may relate to the review of this detailed site plan.

**Comment:** The applicant revised the site plans per the comments of the Subdivision staff during the review process. See the above discussion for the conditions of previous approval for this site.

- d. In a memorandum dated August 4, 2003, the Environmental Planning Section recommended approval of the subject detailed site plan.
  - e. The Permit Review Section provided several questions concerning compliance with the requirements of the Zoning Ordinance and the applicable previously approved plans for this site in a memorandum dated June 17, 2003. All the questions have been answered during the review process.
  - f. The City of Bowie, in a memorandum dated June 12, 2003, offers no comments on this detailed site plan application.
  - g. The Historic Preservation and Public Facilities Section in a memorandum dated September 2, 2003, indicated that the submitted street names are acceptable.
  - h. The Department of Environmental Resources (DER) had not responded to the referral request at the time of the writing of this staff report.
  - i. The Department of Public Works and Transportation (DPW&T) had not responded to the referral request at the time of the writing of this staff report
17. This detailed site plan for infrastructure satisfies the site design guidelines as contained in Section 27-274, prevents off-site property damage, and prevents environmental degradation to safeguard the public's health, safety, welfare and economic well-being for grading, reforestation, woodland conservation, drainage, erosion and pollution discharge.

## RECOMMENDATION

Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-02015/03 for Fairwood, Part 2B, Phase I, subject to the following conditions:



1. Prior to certificate approval of this detailed site plan, the applicant shall make the following revisions:
  - a. Provide sign area calculation for all proposed signage.
  - b. Provide illumination details of the proposed signage wherever it is applicable.
  - c. Provide crosswalks at Willes Vision and Gerrards Hope as a design element of the entrance feature.
  - d. Indicate that all crosswalks are paved. The surface material of the crosswalks shall be a contrasting material, such as pavers, cobbles, or a combination of brick and concrete. A detail of the surface material shall be added to the appropriate detail sheet.
  - e. Obtain concurrence from the appropriate agencies for the relocation of public utility easements (PUE) along the public rights-of-way in the proposed three entrance features. The evidence shall be submitted for the record of the subject detailed site plan.
2. The applicant shall obtain approval for the proposed street signs from the Department of Public Works and Transportation (DPW&T).
3. Prior to issuance of any building permits, a private recreational facilities agreement (RFA) or other appropriate instrument for Part 2B, Phase I, shall be recorded. The RFA shall include one tot-lot in Bluegrass Square and six benches in all pocket parks. The facilities shall also be bonded prior to release of the first building permit for Blocks M, N and L, Parcel A, Part 2B, Phase I.
4. At the time of detailed site plan review for Blocks M, N and L, Parcel A, Part 2B, Phase I, the completion time of the construction of the above-noted facilities shall be determined.