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## DETAILED SITE PLAN

**DSP-03004**

Application	General Data
Project Name  THE RETREAT AT FAIRWOOD  Location  East of MD 450, north of Fairwood Parkway and within the Fairwood Subdivision.  Applicant/Address  Rocky Gorge 7611 Little River Turnpike, Suite 101E Annandale, VA 22003	Date Accepted 06/26/2002
	Planning Board Action Limit Waived
	Plan Acreage 18.25
	Zone M-X-C
	Dwelling Units 157
	Square Footage NA
	Planning Area 71A
	Council District 76
	Municipality NA
	200-Scale Base Map 207NE 11

Purpose of Application	Notice Dates
Development of 157 townhouse/condominiums in the M-X-C Zone.	Adjoining Property Owners 02/24/03 (CB-15-1998)
	Previous Parties of Record 03/23/03 (CB-13-1997)
	Sign(s) Posted on Site 01/17/03
	Variance(s): Adjoining Property Owners N/A

Staff Recommendation			Staff Reviewer: Liz 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-03004  
The Retreat at Fairwood

The Urban Design staff has reviewed the detailed site plan for the subject property and presents the following evaluation and findings leading to a recommendation of APPROVAL with conditions.

**EVALUATION**

The detailed site plan was reviewed and evaluated for conformance with the following criteria:

- a. Conformance to the Comprehensive Sketch Plan, CP-9504.
- b. Conformance to Preliminary Plan, 4-97024.
- c. Conformance to Final Development Plan, FDP-9701.
- d. Conformance to Detailed Site Plan, DSP-99034 (signage program for the entire site).
- e. Conformance to Detailed Site Plan, DSP-99052 (Infrastructure).
- f. Referrals.

**FINDINGS**

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

- 1. The Fairwood mixed-use community development is located generally north of US 50, south of MD 450 and on both sides of Church Road. When complete, it will include approximately 1,799 dwelling units on approximately 1,059 acres in the M-X-C Zone.

## 2. Development Data Summary

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	M-X-C	M-X-C
Use(s)	Vacant	Single-family dwellings
Acreage	18.25 acres	18.25 acres
Lots	0	0
Parcels	2	2
Dwelling Units:		
Attached	0	157 units
Detached	0	0
Multifamily	0	0

### Other Development Data

Parking Required (157 x 2.04=153)	321 spaces
Parking Provided	
Handicapped Accessible spaces (2 spaces in Phase I/2 spaces in Phase II)	4 spaces
Garage spaces (93 spaces in Phase I/185 spaces in Phase II)	278 spaces
Driveway spaces (41 spaces in Phase I/125 spaces in Phase II)	166 spaces
Guest spaces (32 spaces in Phase I/36 spaces in Phase II)	68 spaces
*Total Parking Provided (168 spaces in Phase I/348 spaces in Phase II)	516 spaces

\*The parking tabulations shown on the cover sheet are incorrect. The cover sheet should be corrected to reflect the above parking calculations.

3. 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 has several approved detailed site plans for portions of Phase I. These approved detailed site plans include DSP-01031, approval of 162 single-family lots adopted by the Planning Board on October 15, 2001 (PGCPB Res. No. 01-221); DSP-01031/01, approval of recreation facilities, signage and associated landscaping adopted by the Planning Board on October 15, 2001 (PGCPB Res. No. 01-220); DSP-01046 "umbrella" approval of architecture (single-family only) adopted by the Planning Board on December 20, 2001 (PGCPB Res. No.01-258[c]); DSP-02036 approval of 75 townhouse/condominium units adopted by the Planning Board on March 13, 2003 (PGCPB Res. No. 03-25); and DSP-02052 approval of Fairwood, Phase I Recreation Community Area adopted by the Planning Board on March 27, 2003 (PGCPB Res. No. 03-59).
4. The comprehensive sketch plan for the subject property, Fairwood CP-9504, was approved with conditions by the District Council on February 24, 1997. The detailed site plan is in general conformance with CP-9504. The following conditions of CP-9504 require comment:

6. **Development within the subject property under Phase I shall be limited to a total of 1,000 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office and institutional uses, or any combination of these or other permitted uses which generate no more than 1,145 AM and 1,276 PM peak-hour trips as determined under the *Guidelines for the Analysis of the Traffic Impact of Development Proposals*, as revised in April 1989.**

**Comment:** Detailed Site Plan DSP-01031, adopted by the Planning Board on October 25, 2001, PGCPB No. 01-221, approved 162 single-family lots; and Detailed Site Plan DSP-02036, adopted by the Planning Board on March 23, 2003, PGCPB Res. No. 03-25, approved 75 townhouse/condominium units. These sections in conjunction with the subject application for 157 townhouses are well under the cap of 1,000 dwelling units allowed in Phase I. No retail space, office or institutional uses are being proposed at this time.

5. The preliminary plan of subdivision for the subject property, Fairwood 4-97024, was approved with conditions by the Planning Board on July 17, 1997 (adopted on July 31, 1997, PGCPB No.97-194). The detailed site plan is in general conformance with the preliminary plan. The following conditions of the preliminary plan require discussion:

6. **At the time of Detailed Site Plan, the following conditions shall be applied:**

- a. **The area between the southern boundary of the Westwood development and the northern edge of Livingstone's Endeavor and Jordan's Endeavor rights-of-way shall be addressed by either: a) change in grade of at least six feet; b) a berm at least six feet in height, or c) a six-foot brick masonry wall.**
- b. **Prior to issuance of the building permit for the 18<sup>th</sup> single-family home located within the Robert's Prospect area, construction of the private park within this area shall be completed.**
- c. **At least 50 percent of the houses (on lots less than 10,000 square feet) shall contain single-family dwellings with a minimum 2,250 square feet of living area.**

**Comment:** The subject application does not include the homeowners association land between Westwood and Fairwood. The private park located within the Robert's Prospect area has been completed. The subject application is being developed as condominiums and, therefore, is not subject to condition 6.c.

6. The final development plan for the subject property, Fairwood FDP-9701, was approved with conditions by the District Council on May 11, 1998. Condition 2 of that approval is as follows:

2. **Prior to submission of the first detailed site plan, the applicant shall obtain approval from the Planning Board for a detailed site plan for a comprehensive program governing signage throughout the entire Fairwood development as set forth in Section 27-546.04(i) of the Zoning Ordinance.**

**Comment:** This condition was met by DSP-99034 and was approved by the Planning Board on December 16, 1999 (adopted January 6, 2000, PGCPB N0. 99-243). The detailed site plan is in general conformance with the approved final development plan (FDP-9701).

7. As required by Section 27-546.07(c) of the Zoning Ordinance, in addition to the findings 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; and 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 and DSP-02036 for 75 townhouse/condominiums provided the first steps in creating a mixed-use community. DSP-02052 approved a community recreation area. These previous approvals, in conjunction with the subject request for approval of 157 townhouse condominiums, all contribute toward the ultimate goal of a lively mix of residential, commercial, recreational and public uses. The subject application requesting approval of 157 townhouses, along with the previously approved single-family lots, helps provide dwelling types for a wide range of incomes, ages, and family structures. Detailed Site Plan DSP-01031/01 for a portion of the HOA land (adopted by the Planning Board on November 15, 2001, PGCPB No. 01-220) included recreational facilities, signage and associated landscaping for a portion of the land to be dedicated to the homeowners association. Subsequent detailed site plans will 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, are 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 subject detailed site plan, in conjunction with previously approved detailed site plans, will provide for a cohesive development. Other detailed site plans, which will or have already included the commercial component, the remaining HOA land, and the revised master plan trail, will ultimately create an independent environment of continuing quality and stability.

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

**Comment:** The subject application, previously approved Detailed Site Plan DSP-01031/01, which included an extensive sidewalk system, and each of the other approved detailed site plans have been carefully coordinated to provide their integrated piece of the overall pedestrian system that will allow residents and citizens the capability of walking, biking, etc., in a safe manner throughout the development. Private and public parks are located throughout the site, inviting the residents and the public to enjoy the recreational amenities.

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 subject application is for a small portion of the Fairwood site, approximately 18.25 acres of the 1,059 acres; however, it does create intimate gathering places (small private parks and sitting areas) for the residents of the townhouse complex located internally to the development. Previously approved detailed site plans also provide for gathering places as well as large sports activity fields for residents to enjoy. It should be noted that the pocket park approved with DSP-01031/01 is adjacent to this townhouse development. In addition, the previously approved street furnishings, lighting (natural and artificial), and screening create an environment that is inviting for all ages to enjoy.

**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 subject Detailed Site Plan DSP-03004 has been found to be in general conformance with final development plan FDP-9701 in terms of layout and road alignment, location of open space, signage, landscaping, the development standards of the FDP, and the conditions of approval.

8. DSP-03004 includes architectural elevations proposed by Rocky Gorge Builders. Eleven units are being offered: the Aspen, Astoria, Biltmore, Chatham, Dogwood, Dogwood II, Elm, Elm II, Morrison, Oxford, and Windsor. These units offer the following living areas:

<u>Unit Name</u>	<u>No. of Elevations</u>	<u>Finished Square Feet</u>
Aspen	1-6	2,092-2,305
Astoria	1-6	1,950-2,389
Biltmore	1-6	1,950-2,411
Chatham	1-4	2,015-2,466
Dogwood	1-6	1,824
Dogwood II	1-6	1,944
Elm	1-6	1,824
Elm II	1-6	1,944
Morrison	1-3	2,616-3,914
Oxford	1-3	2,720-4,260
Windsor	1-3	3,350-4,008

The largest townhouse unit that will be built is identified on the architectural elevations as a “Manor House.” The Manor House units are the Morrison, Oxford, and Windsor. The Manor Houses appear to be one large house but in reality contain two or more units. They feature one main entrance on the front elevation and side entry access for the other units. The Manor Houses have brick front facades.

Two-car garages are a standard feature with the exception of the Dogwood and Elm units, which have one-car garages. Garages are rear loaded in the case of the Astoria, Biltmore, Chatham, Morrison, Oxford, and Windsor models. All models meet the minimum size requirement of 1,250 square feet. Each model also has several different elevations. In general, each elevation employs a variety of architectural elements such as varying rooflines, window and door treatments, and projections. The variety of elevations will ensure that the repetitive use of architectural elements is avoided. In order to convey the individuality of each unit, no two units with the same elevation should be located next to each another.

9. The Community Planning Section has determined that this application does not raise any master plan issues.
10. The Environmental Planning Section has reviewed the subject application and TCPII/12/00. The application as submitted does not impact environmental features beyond what have been previously approved. The subject application has been found to be consistent with approved TCPII/12/00-01, which does not require revisions. The Environmental Planning Section recommends approval of Detailed Site Plan DSP-03004.
11. The Department of Parks and Recreation and the Historic Preservation Section have found the subject plans acceptable as submitted.
12. The State Highway Administration found the plans acceptable as submitted.
13. The Transportation Planning Section, in a memorandum dated March 31, 2003 (Masog to Whitmore), provided the following comments:

“...On-site circulation is acceptable. The general plan layout and proposed paving widths of the street within the development are acceptable. Parking is somewhat a concern. Although the site plan seems to reflect generous parking, much of the parking provided is in personal driveways. In, fact, the majority of the townhouses proposed will have two-car garages, and many of these units take credit for providing four spaces—two in the garage and two in the driveway.

“It is not clear how much parking in a townhouse development is needed for visitors versus residents. In a suburban environment, without easy access to transit or to other needed services, staff believes that the county’s requirement of 2.04 spaces per residence for townhouses is too low, and many cars are forced to park along narrow private streets, sometimes blocking driveways or limiting streets to a single lane...”

**Comment:** Staff is of the opinion that the plans should be revised to include more off-street parking for guests, particularly in Phase II. Alternatively, the applicant may provide evidence that the amount of parking provided is sufficient in all areas of the development for both residents and guests.

14. The Transportation Planning Section, Trails Division, in a memorandum dated March 26, 2003 (Shaffer to Whitmore), provided the following comments:

“The submitted detailed site plan includes a comprehensive network of sidewalks and trails to accommodate pedestrians and bicyclists in the subject site. Connections are provided to approved trails on adjacent portions of the Fairwood development (off the subject property).

“Three trail connections are provided to the existing ten-foot-wide asphalt trail to the south of the subject site. A standard sidewalk is reflected along the south side of Fairwood Parkway. The northern side of Fairwood Parkway includes a preserved farm lane for pedestrians, per 4-97024. No other trails were recommended as part of prior approvals as the subject site was labeled as Parcel ‘A’ (other residential) on 4-97024 with no other details shown. The sidewalk required by 4-97024 along the south side of Fairwood Parkway has been completed with the road construction.

“Standard sidewalks are present along one or both sides of most internal roads. A few additional sidewalk connections are recommended to complete this internal network.”

**Comment:** Conditions in the recommendation section of this report address the concern pertaining to additional connections to complete the internal trail network.

15. The Department of Environmental Resources has found the subject application consistent with approved stormwater management concept #41388-2002-01.
16. ‘The Permit Review Section offered numerous comments, all of which have been addressed by revisions in the plan or by proposed conditions of approval below.
17. The Subdivision Section, in a memorandum dated March 4, 2003 (Chellis to Whitmore), offered several comments, all of which have been addressed except for the following:

“The DSP indicates that the applicant is proposing alleys. Section 24-128(b)(7) does not allow the use of alleys in the M-X-C Zone. Private streets are required to meet the standards of Section 27-433 of the Zoning Ordinance.

“The detailed site plan does not match the recently recorded record plat, REP 193 @ 11. The plan must be revised or a plat of correction must be filed with the Subdivision Section.”

**Comment:** The Department of Public Works and Transportation may allow a reduction in width of private streets within a townhouse development. See Finding 18 for further discussion. In addition, the applicant provided the Urban Design Section with a revised plat that matches the subject detailed site plan.

18. The Department of Public Works and Transportation, in a memorandum dated March 21, 2003 (Hijazi to Whitmore), provided the following comments:

“The subject property is located in the southwest quadrant of the intersection of Robert’s Prospect Drive and Fairwood Parkway.

“Conformance with DPW&T street tree and street lighting standards is required. Street construction permits are required for improvements within private roadway rights-of-way serving townhouse developments. Maintenance of private streets is not the responsibility of Prince George’s County.

“Sidewalks are required along all roadways, existing and proposed, within the property limits in accordance with Sections 23-105 and 23-136 of the County Road Ordinance.

“All storm drainage systems and storm drainage facilities are to be in accordance with DPW&T’s and the Department of Environmental Resources’ requirements.”

**Comment:** The above comments will be addressed at the time the relevant permits are released. Staff had a telephone conversation with Erv Beckert, District Engineer for the area including Fairwood, pertaining to the proposed alleys within the subject application. Mr. Beckert informed staff that since these were private streets, they are acceptable as long as they meet the requirements for emergency vehicles. Mr. Beckert then confirmed with staff that emergency vehicle access has been satisfactorily addressed.



19. The interior of the Fairwood development is exempt from Section 4.7, Buffering Incompatible Uses, of the *Landscape Manual*. It should be noted that interior buffers are reviewed on a case-by-case basis when plans are submitted that would normally require a bufferyard. However, the remaining sections of the *Landscape Manual* do apply to Fairwood. The subject application meets all the requirements of the *Landscape Manual*.
20. At the time of the writing of the staff report, the City of Bowie had not responded to the referral request.
21. The detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

## 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 DSP-03004, subject to the following conditions:

1. Prior to signature approval, the following revisions shall be made or information supplied:
  - a. Additional sidewalk connections shall be provided along the west side of Gladys Retreat Drive in front of Units 9-14, along the south side of Gladys Retreat Drive in front of Units 41-44, along the west side of Alley 'D' in front of the garages for Units 137-144, along Alley 'E' in front of the garage entrances for Units 99-106, and along the northern side of Annette's Retreat Drive from the parking area just north of Unit 80 to Unit 88. .
  - b. The design of the gravel promenade shall be indicated and shall be of sufficient stability to meet ADA guidelines.
  - c. The dimensions of all garages shall be added to the template sheet.
  - d. The parking space dimensions shall be provided either within the general notes or on the parking schedule.
  - e. The parking calculations shall be revised to reflect the numbers in the Site Development Data.
  - f. The plans shall be revised to provide more off-street parking for guests, particularly in Phase II. Alternatively, the applicant may provide evidence that the amount of guest parking is sufficient by conducting studies or field visits of similar types of development (evenings and weekends, when most residents are home and entertaining or receiving visitors, shall be covered).