



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

## DETAILED SITE PLAN

## DSP-03015

Application	General Data
<b>Project Name:</b> FAIRWOOD, PHASE 2, PART 1 (INFRASTRUCTURE)  <b>Location:</b> SOUTH OF ANNAPOLIS ROAD (MD 450), EAST OF ENTERPRISE ROAD (MD 193), & NORTH OF US 50  <b>Applicant/Address:</b> ROUSE-FAIRWOOD, LP 10275 LITTLE PATUXENT PARKWAY COLUMBIA, MD 21044-3456	Date Accepted: 04/02/2003
	Planning Board Action Limit: 06/12/2003
	Plan Acreage: 33.89
	Zone: M-X-C
	Dwelling Units: 66
	Square Footage: NA
	Planning Area: 71A
	Council District: 6
	Municipality: NA
	200-Scale Base Map: 207NE11

Purpose of Application	Notice Dates
SINGLE-FAMILY RESIDENTIAL (66 LOTS) FOR INFRASTRUCTURE	Adjoining Property Owners: (CB-15-1998) 04/02/2003
	Previous Parties of Record: (CB-13-1997) 05/30/03
	Sign(s) Posted on Site: 05/28/03
	Variance(s): Adjoining Property Owners: NA

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

June 4, 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-03015  
Phase II, Part I, 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. Zoning Map Amendment A-9894-C.
- b. Conformance to the Comprehensive Sketch Plan, CP-0101.
- c. Conformance to the Preliminary Plan, 4-02023.
- d. Conformance to Final Development Plan, FDP-0201.
- e. Conformance to the Woodland Conservation and Tree Preservation Ordinance.
- f. Referrals.

FINDINGS

1. The subject Detailed Site Plan DSP-03015 is for infrastructure for Phase II, Part I of the Fairwood development. The subject property consists of 33.89 acres out of the total of 586.69 acres included in Phase II of the Fairwood development. The subject Detailed Site Plan includes site and architecture drawings for the proposed development.

2. Development Summary

	EXISTING	PROPOSED
Zone(s)	M-X-C	M-X-C
Use(s)	Single-family residential	Single-family residential
Acreage	33.89 acres	33.89 acres
Lots	0	66
Parcels	0	0
Square Footage/GFA	NA	NA

The subject property is located on the west side of Fairview Drive and the east side of Church Road. The areas surrounding the subject property are as follows:

North— Phase I, Part 2 B Residential Development

South— Fairview Vista Drive and vacant

East— vacant

West— Fairview Drive and Fairview and Cemetery (Historic Site 71A-013)

Access to the proposed subdivision, consisting of 66 lots, is from Fairview Drive.

3. Zoning Map Amendment A-9894-C was approved on May 9, 1994, by the District Council to rezone 1,057.69 acres of land in the R-E Zone to the M-X-C Zone for the Fairwood development. Comprehensive Sketch Plan CP-0101 was approved by the Planning Board on January 17, 2002 [PGCPB No. 02-17(C)] for Phase II of the Fairwood development, consisting of 586.69 acres of land. CP-0101 was approved for approximately 1,000 units. Final Development Plan FDP-0201 was approved by the Planning Board (PGCPB No. 02-128) on June 6, 2002, for Phase II, Part I, consisting of 254.55 acres of land and Phase I, Part III, consisting of 8.7 acres of land. Preliminary Plan 4-02023 was approved by the Planning Board on June 6, 2002 (PGCPB No. 02-126) for 266.33 acres of land known as Fairwood, Phase II, Part I, Phase I, Part III, and a portion of Part II.
4. The following conditions of Comprehensive Sketch Plan CP-0101 are applicable to the subject Detailed Site Plan:

- 10. Prior to approval of all relevant Detailed Site Plan(s), the applicant shall demonstrate that sight lines and viewsheds from the cemetery to the house and from the house to the cemetery will be maintained despite the presence of the Fairview Drive. Street trees and other landscaping materials shall be planted so as not to block this view.**

The applicant submitted sight line drawings from the cemetery to the house during the review of Preliminary Plan 4-02023 that demonstrate conformance with this condition.

- 11. At the time of the appropriate Detailed Site Plan, should it be determined that landscaping or fencing is required to protect the Environmental Setting, the applicant shall provide historically-compatible landscaping or fencing to be approved by HPC or staff through the HAWP process.**

The Historic Preservation Section has not required any landscaping to protect the Environmental setting. No landscaping is required for the subject Detailed Site Plan to protect the Environmental Setting. This condition is applicable to future detailed site plans within close proximity of the Environmental Setting.

- 12. Prior to the approval of all relevant Detailed Site Plan(s), site plans and architectural drawings for those lots identified at Preliminary Plan shall be referred to the Historic Preservation Commission staff for their comments regarding compatibility with Fairview and its setting (in regard to siting, massing, rooflines, materials) for buildings on those lots.**

Compliance with this condition is addressed in Finding 9.

- 15. At the time of all appropriate Detailed Site Plans, noise mitigation measures shall be provided for all impacted residential areas to reduce noise impacts to 65 dBA or less in outdoor activity areas.**

Compliance with this condition is addressed in Finding 10.

The following conditions of Preliminary Plan 4-02023 are applicable to the subject Detailed Site Plan:

- 23. As part of the Detailed Site Plan application a Phase II Noise Study shall be submitted to address noise from US 50. The Phase II Noise Study may contain supporting documentation to revise the location of the 65 dBA contour and shall contain mitigation measures to reduce noise levels to below 45 dBA Ldn for interior noise and 65 dBA Ldn for exterior noise on residential lots.**

Compliance with this condition is addressed in Finding 10.

- 25. Prior to the submittal of the Detailed Site Plan for Phase II, Part One of Fairwood the applicant shall examine alternative alignments for the sewer outfalls and provide documentation to the Environmental Planning Section that the PMA impacts identified as Impacts 2, 5, and 8 have been minimized.**

Compliance with this condition is addressed in Finding #10.

5. The proposal is subject to the requirements of Section 4.1 (Residential Requirements) of the *Landscape Manual*. The applicant will be providing revisions to the subject Detailed Site Plan at a later date that will show the exact footprints and landscaping for individual lots. A landscape schedule will be included in the revision to the Detailed Site Plan drawings. Lots 1, 5, 6, 9, 10 and 66 have rear or side yards facing Fairview Drive. The rear yards and rear elevations of these houses must be screened from the street. Therefore, a condition of approval has been added to provide adequate landscaping to screen the rear and side yards of these lots.

### **Referral Comments**

6. The Community Planning Division (D'Ambrosi to Adams, April 9, 2003) has stated that the design of the Fairwood development project, classified in the M-X-C Zone, is generally consistent with the General Plan policies and strategies for the Developing Tier. The approved Zoning Map Amendment for the Fairwood development resolved all master plan issues.
7. The Department of Parks and Recreation (Asan to Adams, May 13, 2003) has stated that the proposal has no impacts on existing or future parkland.

8. The Transportation Planning Section (Masog to Adams, April 16, 2003) has stated that the on-site circulation, general plan layout, and paving widths are acceptable. Conditions of previous approvals regarding transportation facilities have been addressed. The site has an overall cap on development. To date, 394 residential units have been constructed. The development approved or pending is well within the limit for residential development for Fairwood. The Transportation staff has concluded that the subject property is in general conformance with the approved Final Development Plan and with other previously approved plans.
9. The Historic Preservation Section (Berger to Srinivas, May 23, 2003) has stated that the subject property is adjacent to Fairview and Cemetery (Historic Site 71A-013) located at 4410 Church Road, Bowie. As part of the review of Preliminary Plan 4-02023, 20 lots in the vicinity of the Historic Site were identified as within the viewshed of the Historic Site. Three of the 20 lots, Lots 1, 5 and 66, are within the subject Detailed Site Plan. Proposed new construction within the Fairview viewshed need not replicate the architectural style of the Historic Site in order to be considered compatible. However, the quality of the architecture must be comparable to the Historic Site for compliance with Condition #12 of CP-0101. The applicant is proposing to use the following six architectural models by the Williamsburg Group for Lots 1, 5 and 66:
  - a. James Randolph
  - b. Dorchester II
  - c. Huntington
  - d. Rutledge
  - e. Summerhill

These architectural models were approved as part of the overall architecture for the development DSP-01046. The siting and orientation of the houses and the range of architectural options are generally compatible with the Historic Site. However, the materials used for the architecture must visually and architecturally relate to the traditional character of the Historic Site. Conditions of approval have been added to use the above models and some traditional architectural features and materials.

10. The Environmental Planning Section (Markovich to Srinivas, May 27, 2003) has stated that streams, wetlands, 100-year floodplain, severe slopes, and areas of steep slopes with highly erodible soils are found to occur on the property. Transportation-related noise does not impact this property.

Some of the existing soils have limitations that will have an impact during the building phase of the development. No Marlboro clay is found to occur on this property. There are no rare, threatened or endangered species found to occur in the vicinity of the property. The residential areas located within the limit of the subject Detailed Site Plan are located outside the 65 dBA Ldn noise corridor associated with US 50. Therefore, a Phase II Noise Study is not required and no mitigation measures are required. Thus, the proposal complies with Condition 15 of Comprehensive Sketch Plan CP-0101 and Condition 3 of Preliminary Plan 4-02023. For compliance with Condition 25 of Preliminary Plan 4-02023, the proposed PMA impact 2 has been eliminated and the proposed extent PMA impacts 5 and 8 have generally been reduced.

The property is subject to the provisions of the Prince George's County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there is a previously approved Type I Tree Conservation Plan, TCPI/19/02. The Type II Tree Conservation Plan, TCPII/43/03, is found to be consistent with the approved Type I Tree Conservation Plan and addresses the requirements for a

Type II Tree Conservation Plan. The section has recommended approval of TCPII/43/03 with conditions of approval for minor changes to the woodland clearing and woodland removal areas. A condition of approval has also been added to require a copy of all appropriate federal and State of Maryland permits prior to issuance of grading permits that impact the waters of the US, nontidal wetlands, or the 25-foot wetland buffer.

11. A referral was sent to the City of Bowie. No comments have been received as of this date.
12. The Transportation Planning Section (Shaffer to Srinivas, June 2, 2003) has stated that the proposal must be consistent with the applicable conditions regarding trails and sidewalks of Preliminary Plan 4-02023. The section has recommended that all trails and sidewalks identified on Preliminary Plan 4-02023 be shown on the detailed site plan. A condition of approval has been added to require the same.
13. The applicant has not submitted information regarding the total development cap established by CP-0101 including the subject Detailed Site Plan for Phase I and Phase II of the Fairwood development. A condition of approval has been added to require the same. With the proposed conditions, the revision to Detailed Site Plan SP-03015 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-03015 and TCPII/43/03, subject to the following conditions:

1. Prior to certification, the site/grading and architecture plans shall be revised to show the following:
  - a. Landscaping along the rear and/or side yards of Lots 1, 5, 6, 9, 10 and 66 along Fairview Drive to adequately screen the lots from the street.
  - b. Notes regarding the total development cap including the subject Detailed Site Plan for Phase I and Phase II established by CP-0101.
  - c. For Lots 1, 5 and 66, the following six architectural models by the Williamsburg Group shall be used:
    - James Randolph
    - Dorchester II
    - Huntington
    - Rutledge
    - Summerhill
  - d. For Lots 1, 5 and 66, the following shall be used:
    - (1) No more than two exterior sheathing materials on a single dwelling.
    - (2) A single masonry material per dwelling for dwellings that employ masonry features.

- (3) All chimneys of masonry construction regardless of their location on the dwelling.
    - (4) Brick colors limited to a traditional “red brick” palette. Non traditional colors such as beige, white, pink, yellow or brown shall not be used.
    - (5) Ashlar coursing of rectilinear blocks rather than rubble stone effects for natural or cultured stone exterior finishes to simulate traditional structural masonry.
  - e. All trails and sidewalks shown on the Preliminary Plan 4-02023
- 2. Prior to certification of the Detailed Site Plan, the applicant shall:
  - a. Submit brick samples to the Historic Preservation Section for review and approval. Any changes to the approved samples shall be reviewed and approved by the Historic Preservation Commission staff and the Urban Design Review staff.
  - b. Revise the Type II Tree Conservation Plan TCPII/43/03 as follows:
    - (1) The symbol for woodland clearing shall be added to the legend.
    - (2) The legend shall be revised to eliminate the acreages referenced by the afforestation symbol.
    - (3) Revise the “Woodland Removal Areas” table to correspond to the area of woodland cleared as reflected on the Woodland Conservation Worksheet for this phase of the development.
    - (4) The TCPII shall be a stand alone plan and shall not be part of the Landscape Plan; revise the title box accordingly.
    - (5) The plans shall be sealed, signed and dated by the Licensed Landscape Architect, Landscaped Forester or other qualified professional who prepared the plan.
- 3. Prior to issuance of any grading permits that impact the waters of the US, nontidal wetlands, or the 25-foot wetland buffer, a copy of all appropriate federal and/or State of Maryland permits shall be submitted.