



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

RECONSIDERATION OF DETAILED SITE PLAN DSP-05069

| Application | General Data |
|---|-------------------------------------|
| Project Name: Fairwood, Phase I, Part Four, and portions of Phase II, Part Two (Infrastructure) Location: North side of John Hanson Highway (US 50), west of Church Road Applicant/Address: Rouse-Fairwood Development, LP c/o General Growth Properties, Inc. 10275 Little Patuxent Parkway Columbia, Maryland 21044 Attn: Albert Edwards, P.E. | Date Accepted: 10/24/2005 |
| | Planning Board Action Limit: Waived |
| | Plan Acreage: 108.88 |
| | Zone: M-X-C |
| | Dwelling Units: 86 |
| | Square Footage: N/A |
| | Planning Area: 71A |
| | Tier: Developing |
| | Council District: 06 |
| | Municipality: N/A |
| | 200-Scale Base Map 206NE12&207NE12 |

| Purpose of Application | Notice Dates |
|--|---|
| Reconsideration of Condition 1(g) regarding the application of fully shielded outdoor lighting technology for both the public streets and individual houses. | Previous Parties of Record 06/30/2006 |
| | Sign(s) Posted on Site and Notice of Hearing Mailed: NA |

| Staff Recommendation | | Staff Reviewer: H. Zhang, AICP | |
|----------------------|--------------------------|--------------------------------|------------|
| 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: Henry Zhang, Urban Design Section, Development Review Division

SUBJECT: Reconsideration of Infrastructure Detailed Site Plan DSP-05069, Fairwood, Phase I, Part Four; and Portions of Phase II, Part Two

By a letter dated March 30, 2006, the representative for the above-mentioned case filed a reconsideration request pursuant to Section 10 of the Prince George's County Planning Board Rules of Procedure to request that the Planning Board reconsider Condition 1(g) attached to the approval of Infrastructure Detailed Site Plan DSP-05069. The Planning Board adopted the resolution (PGCPB No. 06-99) for approval of Infrastructure Detailed Site Plan DSP-05069 on May 18, 2006. Notice of the approval was mailed on May 23, 2006. Condition 1(g) reads as follows:

Evaluate the feasibility of applying fully shielded outdoor lighting technology for both the public streets and individual houses, with regard to airport safety concerns. The lighting on the public streets shall be fully evaluated with the Department of Public Works and Transportation (DPW&T). The specific lighting technology shall be submitted with the DSP.

In accordance with Section 10a of the Prince George's County Planning Board Rules of Procedure, the Planning Board heard the reconsideration request on June 22, 2006, and a motion to reconsider the condition was adopted.

The applicant is proposing new, more detailed and specific language regarding fully shielded lighting technology to replace the currently approved language in Condition 1(g). The applicant of the Fairwood Development worked closely with pilots from the nearby Freeway Airport and agreed upon five specific conditions regarding the application of full cut-off lighting in the Fairwood development, east of the PEPCO power lines. The language agreed upon by the developer and the pilots' group is as follows:

All public, community, and homeowner lighting shall be full cut-off.

- a. The lighting on public streets shall be fully evaluated with the Department of Public Works and Transportation. With respect to homeowner lighting, the requirements for full cut-off lighting shall be incorporated in plats, with compliance enforcement by any adjacent property owner, including, without limitation, the owners or users of Freeway Airport.**

- b. The exterior lighting for individual homes shall consist of full cut-off post-mounted or wall-mounted lamps to prevent upward light transmission. The use of ground-mounted spotlights or other similar lighting for homes, trees, shrubbery or other features located on individual residential lots or on community property is prohibited.**
- c. The specific lighting technology for public and community lighting and the language to be incorporated into the HOA documents and record plats shall be submitted with the DSP.**
- d. The above requirements shall remain in effect only as long as Freeway Airport continues to operate as an airport.**
- e. The requirements for individual home exterior lighting shall be included in each contract of sale for individual homes covered by this detailed site plan.**

The new conditions above were recently adopted in identical form by the District Council in Detailed Site Plan DSP-05083 for Phase II, Part Two of Fairwood. The new condition provides more detailed guidance regarding exterior lighting fixtures than the original Condition 1(g) and reflects complete agreement between the pilots and the applicant. The staff agrees with the revised compromise language and feels it will be more effective in providing for the safety of both pilots and residents of Fairwood.

RECOMMENDATION

The Urban Design Section staff recommends that the reconsideration be APPROVED and that Condition 1(g) in Resolution PGCPB No. 06-88 be replaced by the above condition in its entirety. The new Condition 1(g) shall read as follows:

Condition 1(g) All public, community, and homeowner lighting shall be full cut-off as follows:

- (1) The lighting on public streets shall be fully evaluated with the Department of Public Works and Transportation. With respect to homeowner lighting, the requirements for full cut-off lighting shall be incorporated in plats, with compliance enforcement by any adjacent property owner, including, without limitation, the owners or users of Freeway Airport.
- (2) The exterior lighting for individual homes shall consist of full cut-off post-mounted or wall-mounted lamps to prevent upward light transmission. The use of ground-mounted spotlights or other similar lighting for homes, trees, shrubbery or other features located on individual residential lots or on community property is prohibited.
- (3) The specific lighting technology for public and community lighting and the language to be incorporated into the HOA documents and record plats shall be submitted with the DSP.

- (4) The above requirements shall remain in effect only as long as Freeway Airport continues to operate as an airport.
- (5) The requirements for individual home exterior lighting shall be included in each contract of sale for individual homes covered by this detailed site plan.