

The Maryland-National Capital Park and Planning Commission
 Prince George's County Planning Department
 Development Review Division
 301-952-3530



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

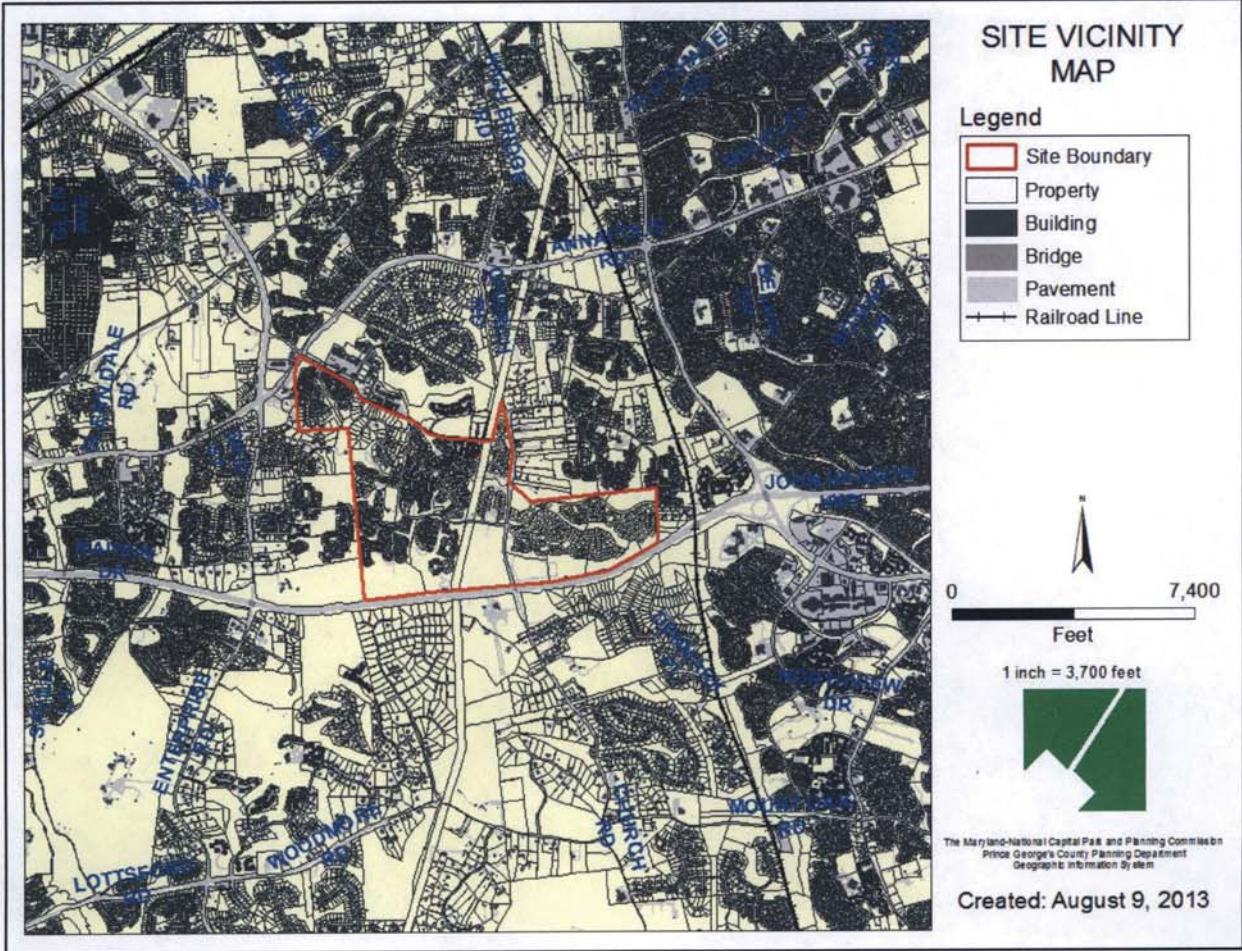
Detailed Site Plan

DSP-09017-03

Application	General Data	
Project Name: Fairwood Location: South of Annapolis Road (MD 450) and north of John Hanson Highway (US 50), east and west of Church Road, and approximately 1,400 feet east of the intersection of Annapolis Road (MD 450) and Enterprise Road (MD 193). Applicant/Address: NVR MS Cavalier Fairwood, LLC 11700 Plaza America Drive, Suite 120 Reston, Virginia 20190	Planning Board Hearing Date:	01/23/14
	Staff Report Date:	01/07/14
	Date Accepted:	11/18/13
	Planning Board Action Limit:	02/12/14
	Plan Acreage:	1,059
	Zone:	M-X-C
	Dwelling Units:	N/A
	Gross Floor Area (sq.ft.):	3,060 (base)
	Planning Area:	71A
	Tier:	Developed
	Council District:	06
	Election District:	07
	Municipality:	N/A
200-Scale Base Map:	207NE12	

Purpose of Application	Notice Dates	
To add nine new front elevations to the previously approved single-family detached model, Rome.	Informational Mailing:	09/09/13
	Acceptance Mailing:	11/14/13
	Sign Posting Deadline:	12/24/13

Staff Recommendation		Staff Reviewer: H. Zhang, AICP LEED BD+C Phone Number: 301-952-4151 E-mail: Henry.Zhang@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Umbrella Detailed Site Plan DSP-09017-03
Fairwood

The Urban Design staff has reviewed the umbrella detailed site plan for architecture for the subject property 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

This detailed site plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Section 27-546.01 through 27-546.08 for development in the M-X-C (Mixed Use Community) Zone and Part 10B, Airport Compatibility, of the Zoning Ordinance.
- b. The requirements of Zoning Map Amendment A-9894-C and other previous approvals.
- c. The requirements of Umbrella Detailed Site Plan DSP-01046 for single-family detached architecture, and its revisions.
- d. The requirements of Umbrella Detailed Site Plan DSP-09017 for single-family detached architecture, and its revisions.
- e. The requirements of the 2010 *Prince George's County Landscape Manual*.
- f. The requirements of the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance.
- g. Referral Comments.

FINDINGS

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

1. **Request:** The subject application is to add nine new front building elevations to the previously approved single-family detached model, Rome, as included in Umbrella Detailed Site Plan DSP-09017 for single-family detached architecture, to be built by Ryan Homes.

2. **Development Data Summary:***

	EXISTING	PROPOSED
Zone	M-X-C	M-X-C
Use	Mixed-Use	Mixed-Use
Acreage	1,059	1,059
Of which Retail Use	-	100,000
Office/Institutional Uses	-	250,000
Total Dwelling Units	-	1,799

Note:*As approved in Zoning Map Amendment A-9894-C.

Model Name	Based Finished Area (exclusive of basement and garage)
Rome	3,060 sq. ft.

3. **Location:** The Fairwood project in general is located south of Annapolis Road (MD 450) and north of John Hanson Highway (US 50), east and west of Church Road, and approximately 1,400 feet east of the intersection of Annapolis Road (MD 450) and Enterprise Road (MD 193).
4. **Surrounding Uses:** The project is bounded to the north by existing properties in the Rural Residential (R-R) and Residential Estate (R-E) Zones; to the east by an existing subdivision in the R-R Zone; to the south by John Hanson Highway (US 50) with Freeway Airport and properties in the Residential Agriculture (R-A) and R-E Zones beyond; and to the west by Annapolis Road (MD 450) with existing residential development in the R-R Zone, a convenience store and gas station in the Commercial Miscellaneous (C-M) Zone and office use in the Commercial Office (C-O) Zone.
5. **Previous Approvals:** The Fairwood project has a long approval history with the first Zoning Map Amendment, A-9894-C, covering the entire 1,059-acre site approved in 1994. Since the site is zoned Mixed Use Community (M-X-C), the project is also subject to a comprehensive sketch plan, a preliminary plan of subdivision, and a final development plan, which must be submitted concurrently with the corresponding preliminary plan prior to obtaining detailed site plan (DSP) approvals. The Fairwood project has two Comprehensive Sketch Plans CSP-9504 and CSP-0101, which were approved in 1997 and 2002 respectively; four Preliminary Plans of Subdivision, 4-03128, 4-02023, 4-00057 and 4-97024; and four Final Development Plans, FDP-0301, FDP-0201, FDP-0001, and FDP-9701, as well as numerous DSP approvals, of which DSP-01046 and DSP-09017 are umbrella DSPs for single-family detached residential architecture. In addition, DSP-99034 was approved by the Prince George's County Planning Board on December 16, 1999 for a comprehensive signage program governing the entire Fairwood project. Among these previous approvals, those relevant to the subject application include:
- The Final Decision of the Prince George's County District Council for amended Zoning Map Amendment A-9894-C on May 9, 1994;
 - Umbrella Detailed Site Plan DSP-01046 for single-family detached residential architecture approved by the Planning Board on December 13, 2001 and formalized in PGCPB Resolution 01-258, adopted by the Planning Board on December 20, 2001; and

- Umbrella Detailed Site Plan DSP-09017 for single-family detached residential architecture approved by the Planning Board on April 8, 2010 and affirmed by the District Council on June 23, 2010.

6. **Design Features:** The residential areas of Fairwood fall into five more or less discrete land envelopes which are separated by stream valleys, open space, parks, a commercial/retail area, and a public school site. The project is then further divided into the following neighborhoods:

West of the PEPCO Power Lines, North to South and West to East

- The Endeavor
- The Prospect
- The Bequest (Oden's Bequest and Roberts Property)
- The Vision
- The Hope
- The Pride
- The Trace
- The Greenfields
- The Promise
- The Progress

East of the PEPCO Power Lines, North to South and West to East

- The Chapel (Chapel North and Chapel South)
- The Legacy
- The Discovery
- The Field
- The Folly
- The Reach

While all development east of the PEPCO (Potomac Electric Power Company) power lines is single-family detached, two Detailed Site Plans (DSP-02036 and DSP-03004) west of the PEPCO lines involve townhouses exclusively, while a third (DSP-04025) involved some townhouses together with multifamily condominiums.

Previously approved DSP-09017 includes only one front elevation for the Rome model. This proposed addition of nine new front building elevations applies exclusively to the Rome model as follows:

- Elevation A with a full stone front
- Elevation B with a stone front and a covered porch
- Elevation C with partial brick/vinyl siding and a full covered porch
- Elevation C with partial brick/vinyl siding and a covered porch
- Elevation C with partial brick/vinyl siding and a full covered porch, alternate**
- Elevation C with partial stone/vinyl siding and a covered porch
- Elevation C with a full stone front and a full covered porch
- Elevation C with partial brick/stone and a full covered porch
- Elevation C with partial stone/vinyl siding and a full covered porch.

Because of its limited scope, DSP-09017-03 does not propose any changes to the rest of the previously approved plans.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the M-X-C Zone and Part 10B, Airport Compatibility, of the Zoning Ordinance.
- a. The subject application is in conformance with Section 27-546.01(a), Purposes of the M-X-C Zone, because it helps accomplish the goal of providing a variety of dwelling types so as to provide housing for a spectrum of incomes, ages, and family structures.
 - b. The subject application is in conformance with the requirements of Section 27-546.03, which governs permitted uses in the M-X-C Zone. Single-family detached residential units are a permitted use in the “single-family” and “other residential” subareas of the M-X-C Zone. All of the existing lots intended for single-family detached houses in the Fairwood development are located in these subareas.
 - c. The proposal is also in conformance with the requirements of Section 27-546.04, Other Regulations, regarding additional regulations for development in the M-X-C Zone. Pursuant to these regulations, the 2010 *Prince George's County Landscape Manual* is applicable to the site, except that Section 4.7 only applies to the periphery of the project and as modified by the Fairwood Residential Design Guidelines for new construction.
 - d. The originally approved DSP-09017 met the requirements of Section 27-546.07(b)(2) regarding the provision of an architectural floor plan in addition to other site plan information. Since this DSP only adds new elevations to the previously approved Rome model, this DSP does not have any impact on the previously approved findings.
 - e. The portion of the Fairwood project east of the PEPCO power lines is located within Aviation Policy Area 6 (APA-6) of the Freeway Airport. In accordance with Section 27-548.39(b), all applications should demonstrate compliance with the building height limit. Section 27-548.42(b) limits the maximum building height in APA-4 and APA-6 to 50 feet. The building height of single-family detached houses is usually around 35 feet. Compliance with the maximum building height of 50 feet should not be a problem for this application. A condition has been included in the Recommendation section of this report to require the applicant to provide a site plan note to indicate that the building height of the model will not exceed 50 feet.
- Additional findings regarding notification of the airport environment in accordance with Section 27-548.43 have been met by prior approvals. This application does not alter these findings.
8. **Zoning Map Amendment A-9894-C and other previous approvals:** Staff has reviewed the requirements of Zoning Map Amendment A-9894-C and other previous approvals (except for two umbrella DSPs that are discussed in detail below) for the Fairwood project and determined that no requirements are directly applicable to the subject DSP for the addition of nine new front building elevations for the Rome model, which was previously approved with DSP-09017.
9. **Umbrella Detailed Site Plan DSP-01046:** Detailed Site Plan DSP-01046 is an umbrella DSP approval for single-family detached dwellings in the Fairwood development. The application was approved by the Planning Board on December 13, 2001. The approval includes nine home builders as follows:

Allan Homes (offering 10 units ranging from 2,161 to 3,867 base square feet)
Craftmark Homes (offering 7 units ranging from 2,555 to 5,109 base square feet)
NU-Homes (offering 10 units ranging from 2,516 to 3,674 base square feet)
Mark Homes (offering 7 units ranging from 1,775 to 2,973 base square feet)
Patriot (offering 17 units ranging from 1,890 to 3,624 base square feet)
Williamsburg (offering 10 models ranging from 2,424 to 4,716 base square feet)
Mid-Atlantic (offering 12 models ranging from 2,128 to 4,118 base square feet)
Grayson Homes (offering 12 models ranging from 1,960 to 4,200 base square feet)
Ryland Homes (offering 7 models ranging from 2,137 to 3,180 base square feet)

The base finished area of all of the approved models includes all finished livable areas and does not include garage or basement square footage. The Planning Board subsequently adopted PGCPB Resolution No. 01-258(C), formalizing the approval on December 20, 2001 with six conditions. The relevant conditions of that approval are discussed as follows:

2. **No two units located next to or across the street from each other may have identical front elevations.**

Comment: This condition has been carried forward as a condition of the subject approval. Therefore, the applicant would be in compliance with this requirement.

3. **A minimum of two standard architectural features such as windows, doors, or fireplace chimneys shall be provided on all endwalls of all units. The two standard features on each endwall shall be clearly labeled on all endwall elevations.**

Comment: The requirements of this condition were met at the time of the original DSP-09017 approval for the Rome model. This application only involves nine new front elevations and, therefore, does not alter the rest of the previous approval for this model.

4. **The developer, its heirs, successors, and/or assigns shall insure that each builder maintains in the appropriate sales office(s) copies of its currently approved architecture (including all exterior elevations of all approved models), copies of currently approved Detailed Site Plans, Landscape Plans and plans for recreational facilities appropriate for that portion of the property being developed, as well as the corresponding approved Comprehensive Sketch Plan and Subdivision Plat.**

Comment: This condition will be brought forward as a condition of approval for this DSP requiring that the plans for all newly approved architectural units be maintained in the appropriate sales office.

5. **All dwelling units at Fairwood shall have two-car garages.**

Comment: This condition was fulfilled at the time of DSP-09017 approval for the Rome model.

6. The floor plans shall be made available to staff for review.

Comment: The applicant provided the floor plan for the Rome model at the time of DSP-09017. This condition has been met.

Detailed Site Plan DSP-01046 was revised 23 times subsequent to its original approval in 2001. Except for DSP-01046-22 which was withdrawn, all other revisions were approved administratively by the Planning Director due to their limited scope. The most recent revision, DSP-01046-23, was approved on June 25, 2013 for the purpose of adding the Oakmont II, Leyland, and Highland models by Stewart Kret Homes. No condition was attached to any of those revisions.

10. **Umbrella Detailed Site Plan DSP-09017:** Detailed Site Plan DSP-09017 is also an umbrella DSP approval for single-family detached dwellings in the Fairwood development. The District Council affirmed the Planning Board's approval of this DSP on June 23, 2010 by adding a new Condition 2 to limit the minimum finished living area above-grade for all models included in DSP-09017 to be 2,500 square feet. Since this DSP revision is only to add nine front building elevations for the previously approved single-family detached Rome model, without modifying the minimum finished area of 3,060 square feet, this DSP conforms to the minimum finished square footage requirement. The first condition of the approval was fulfilled at the time of certification of DSP-09017. However, Condition 1(a) requires the applicant to provide a plan note stating that 100 percent of all of the elevations of the architecture approved in the subject application shall be predominantly masonry as depicted in the approved elevations. Since the subject application is a revision to the previously approved plan, the same level of masonry should be required for all new elevations included in this DSP. Of the nine elevations, two elevations including Front Elevation C, partial brick veneer nonstandard full porch (Alternate), and Front Elevation C, partial brick veneer/siding (half porch), do not meet the requirements. On two elevations, the vinyl siding finish accounts for more than 35 percent of the front elevation. Each of these elevations has two vinyl panels on the upper elevations. Staff recommends that the side vinyl panel of both elevations should be changed to brick finish in order to meet the requirements of Condition 1(a). Since there is another elevation included in this application that has a full porch with brick veneer that will be the same elevation after replacing the side vinyl panel of Front Elevation C (Alternate), staff recommends that Front Elevation C (Alternate) be removed from this DSP. A condition has been included in the Recommendation section requiring the applicant to replace the side vinyl panel of Front Elevation C, partial brick veneer/siding (half porch), with brick veneer prior to certification of this DSP, and to revise the total number of front elevations included in this DSP to eight.

Detailed Site Plan DSP-09017 was revised twice administratively subsequent to the original approval. Detailed Site Plan DSP-09017-01 is a revision to add two NV Homes models, Mount Vernon and Remington Place, and was approved by the Planning Director on October 25, 2012. Detailed Site Plan DSP-09017-02 is a revision to add a six-foot porch to the previously approved single-family detached Rome model, and was approved by the Planning Director on September 4, 2012. No conditions were attached to either revision.

11. **2010 Prince George's County Landscape Manual:** The subject application is limited to the addition of nine front elevations to the previously approved single-family detached Rome model and does not alter the findings of conformance with the requirements of the *Prince George's County Landscape Manual* (Landscape Manual) made in previous applications regarding the Fairwood project. The project is subject to the requirements of the Landscape Manual per Section 27-546.04 of the Zoning Ordinance, pursuant to these regulations. The Landscape

Manual is applicable to the site except that Section 4.7 only applies at the project's periphery. At the time of the full-scale DSP for the Fairwood project, the application will be reviewed for conformance to the applicable landscaping regulations.

12. **Prince George's County Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance:** The subject application is limited to the addition of nine front elevations to the previously approved single-family detached Rome model and, therefore, does not alter the findings of conformance with the requirements of both the Woodland and Wildlife Habitat Conservation Ordinance and the Tree Canopy Coverage Ordinance made in previous applications regarding the Fairwood project. At the time of the full-scale DSP for the Fairwood project, the application will be reviewed for conformance to the applicable woodland conservation and tree canopy coverage regulations.
13. **Referral Comments:** The subject application was referred to the City of Bowie. The referral comments are summarized as follows:
 - a. **The City of Bowie**—The City of Bowie, in correspondence dated November 19, 2013, indicated that they do not have comments and the application has no impact on the city.
14. **Required Findings:** As required by Section 27-285(b) of the Zoning Ordinance, the DSP 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. Additionally, as required by Section 27-546(c)(1)–(5) of the Zoning Ordinance for DSP approval in the M-X-C Zone, the following findings may be made as described below.
 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 significant open spaces.**

Comment: The subject application increases the variety of architectural offerings in the subdivision; thus, the finding may be made that the application will contribute to the provision of housing for a spectrum of incomes, ages, and family structures. Combined with numerous other approvals for commercial and other uses, the subject application helps promote a balanced mix of residential, commercial, recreational, and public uses.
 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.**
 3. **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development.**
 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: These required findings numbered 2, 3 and 4 are not an issue for the subject application and were previously fulfilled by other approvals. The subject application does not affect these findings made in previous approvals for the Fairwood project.

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: While there were no specific architectural requirements for single-family detached building elevations in the approved final development plans, the application is in conformance with several conditions in both DSP-01046 and DSP-09017, the approved umbrella architecture applications for the development.

RECOMMENDATION

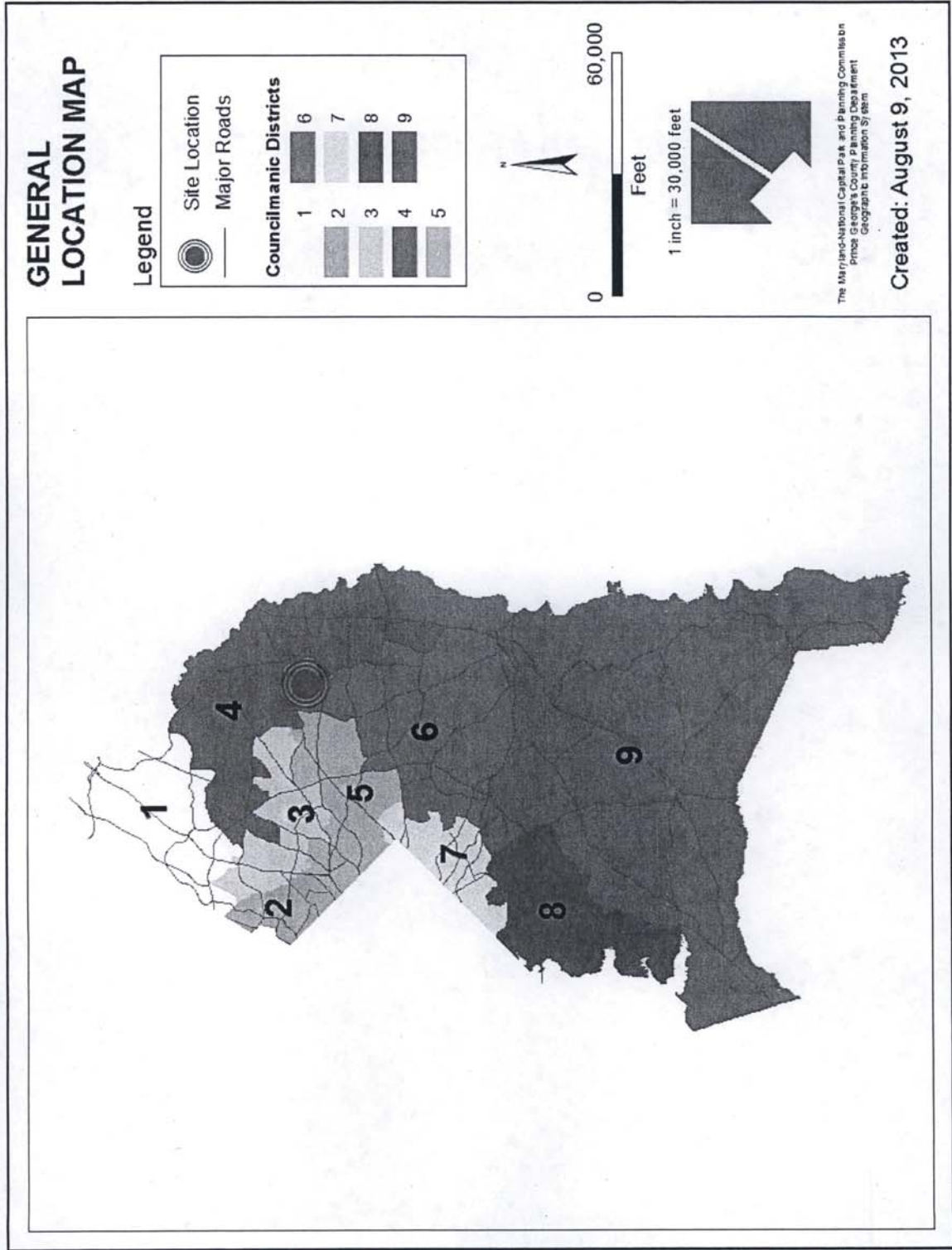
Based upon the foregoing evaluation and analysis, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-09017-03, Fairwood, a revision to the umbrella architecture for the project, subject to the following conditions:

1. Prior to certificate approval, the applicant shall:
 - a. Provide the following notes on the plans:

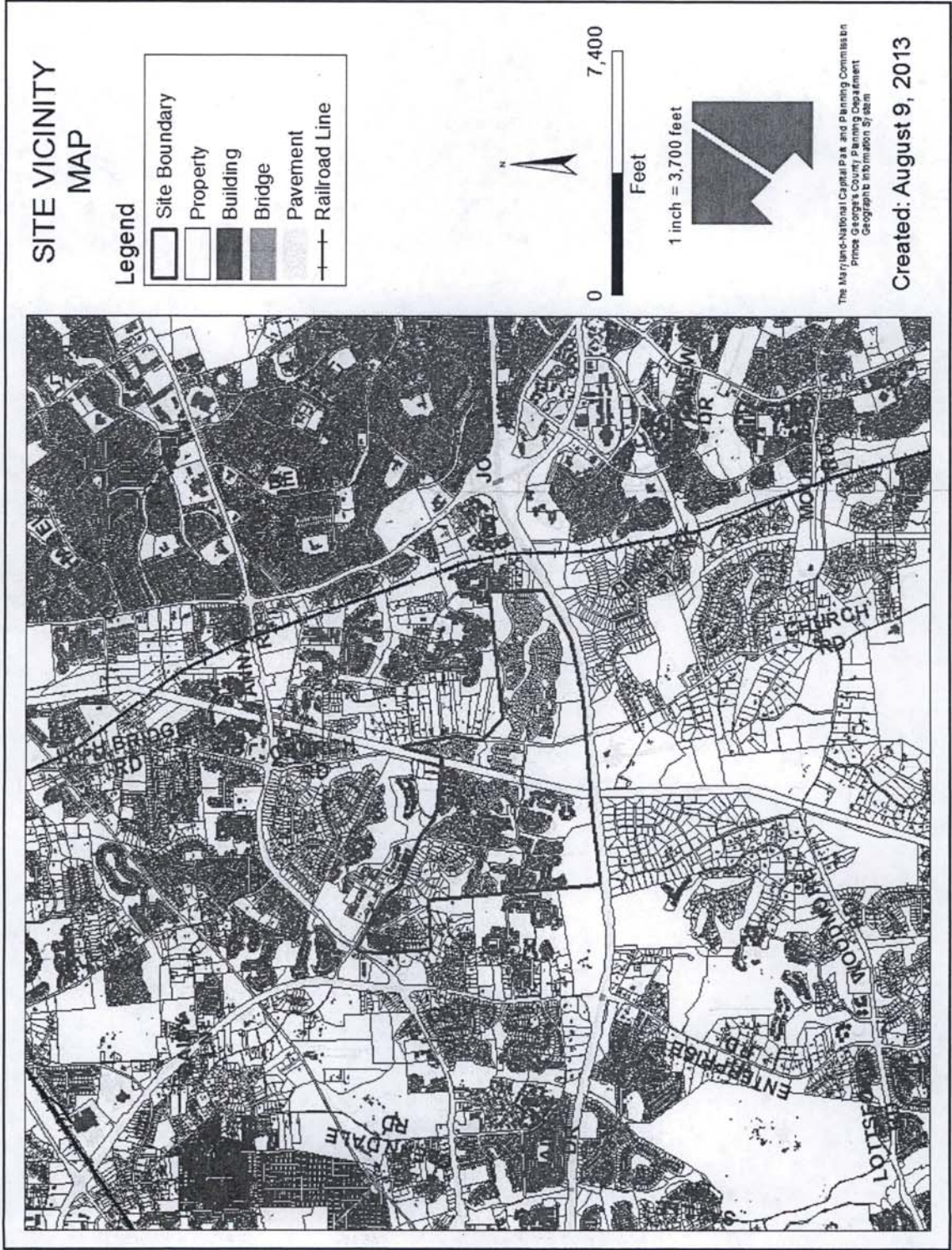
“The height of all structures shall not exceed 50 feet and all exterior light fixtures shall be of a downward facing design so as not to interfere with the flight operations of the adjacent airport.”

“No two units located next to or directly across the street from one another may have identical front elevations.”
 - b. Replace the side vinyl panel of Front Elevation C, partial brick veneer/siding (half porch), with brick veneer.
 - c. Remove Front Elevation C, partial brick veneer non-standard full porch (Alternate), from the DSP.
2. The developer and the developer’s heirs, successors, and/or assignees shall display in the sales office all of the architectural plans approved by the Planning Board in the subject application.

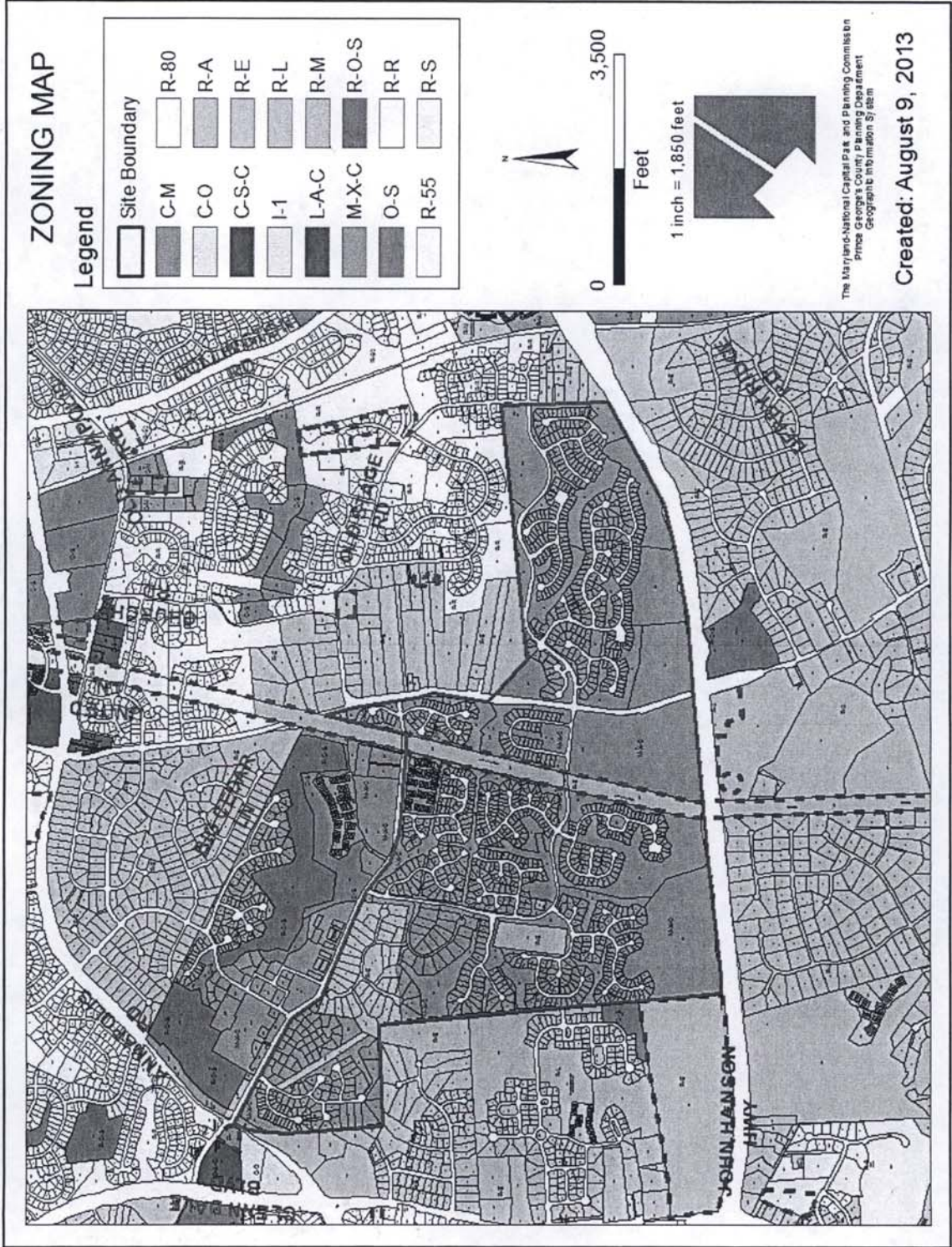
GENERAL LOCATION MAP



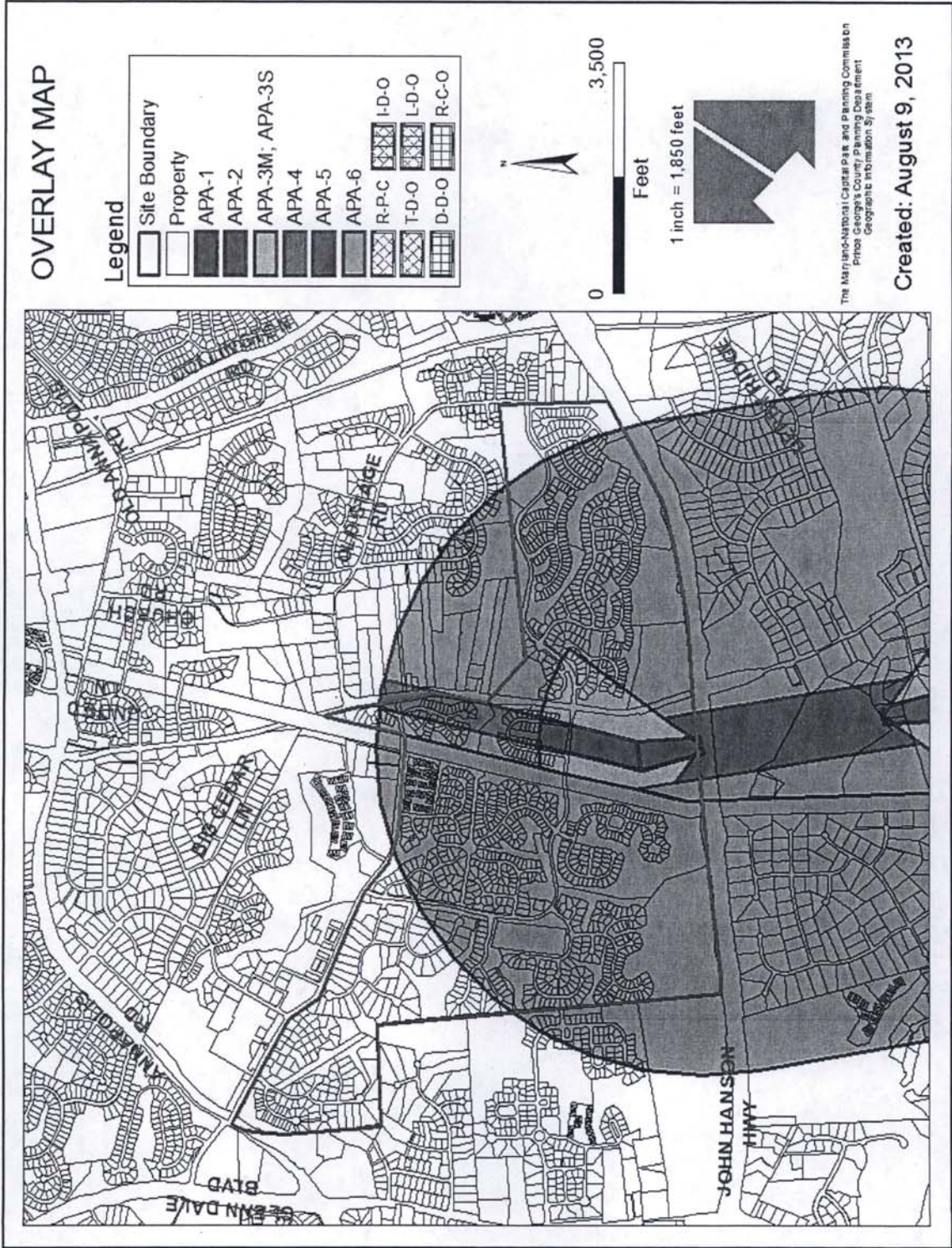
SITE VICINITY



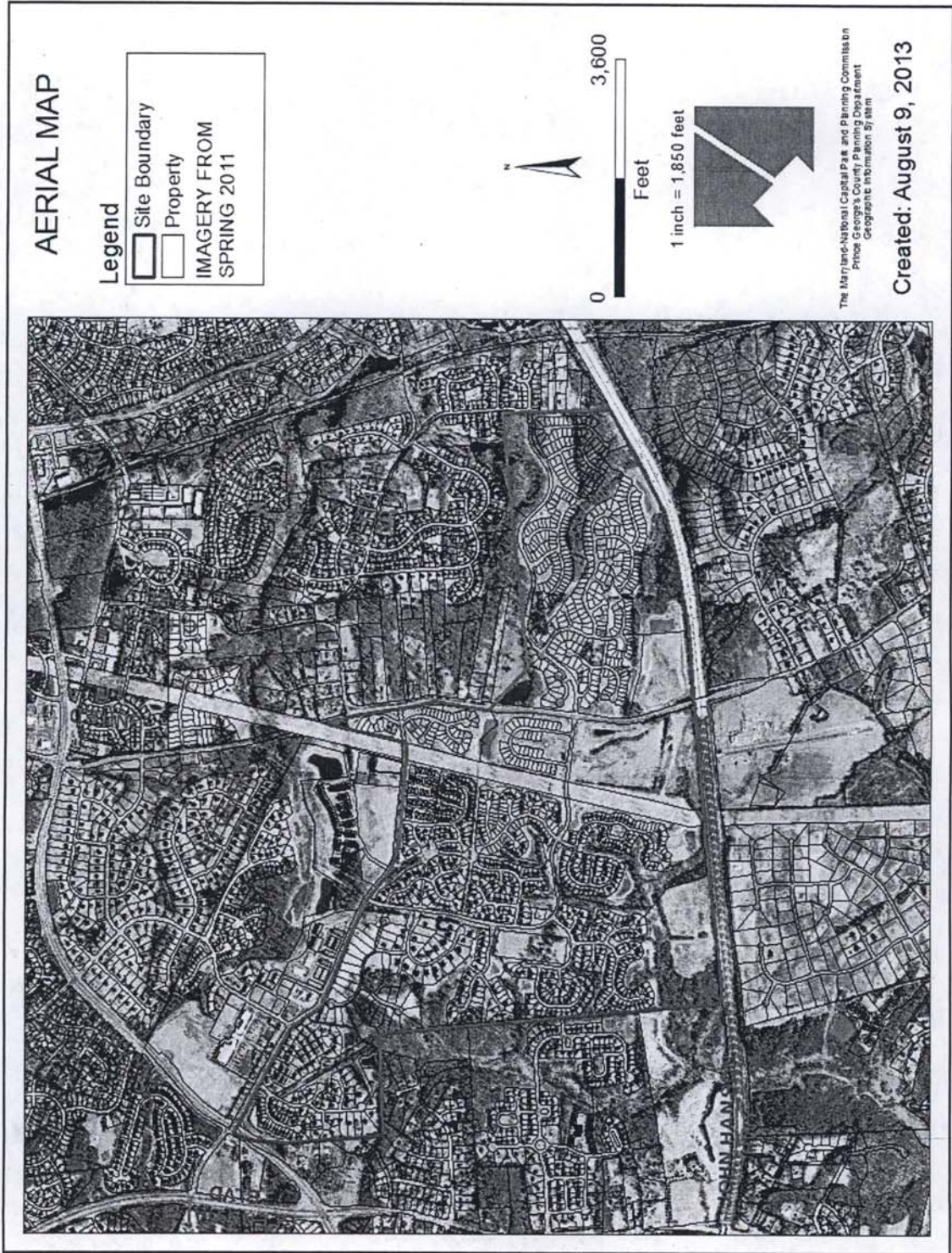
ZONING MAP



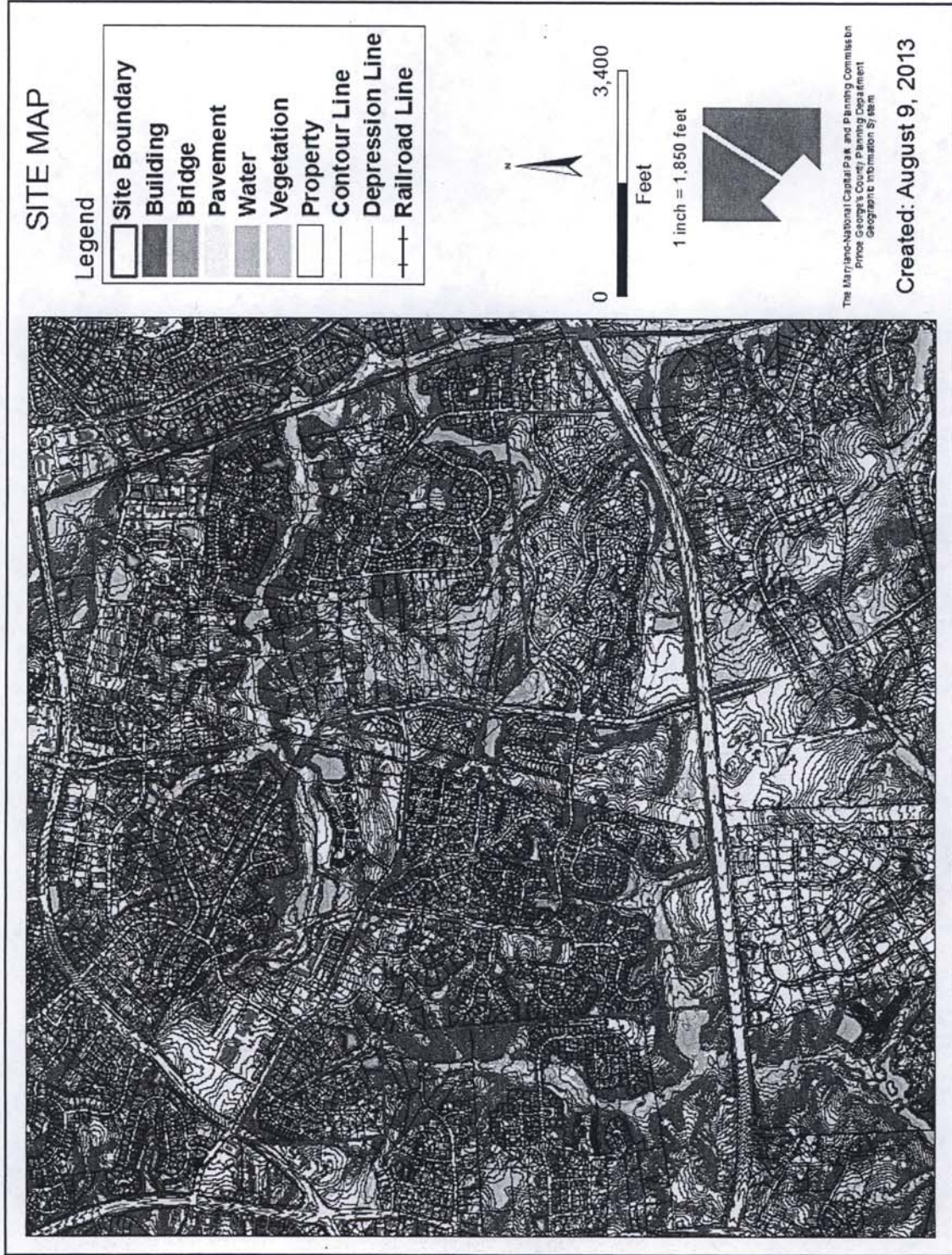
OVERLAY MAP



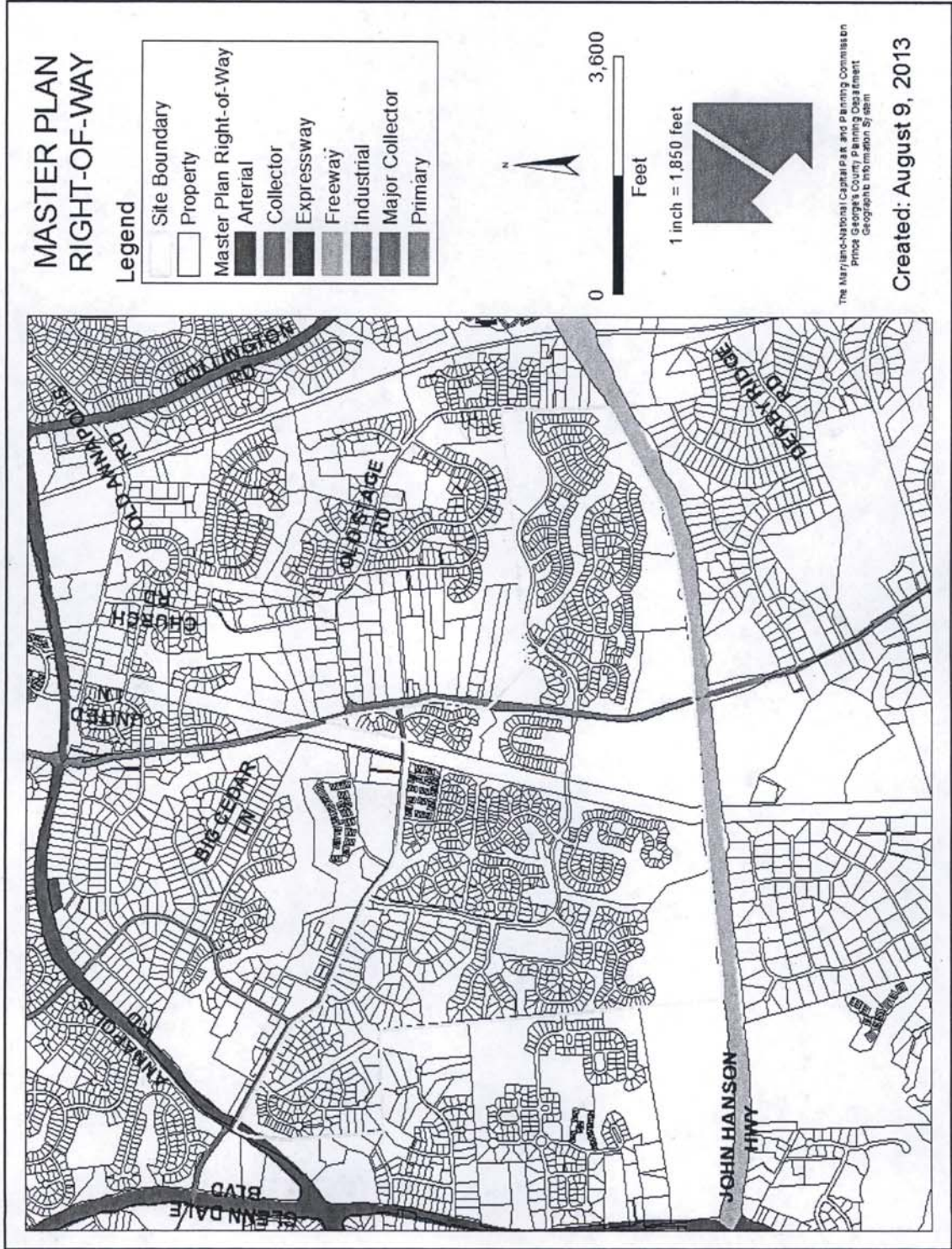
AERIAL MAP



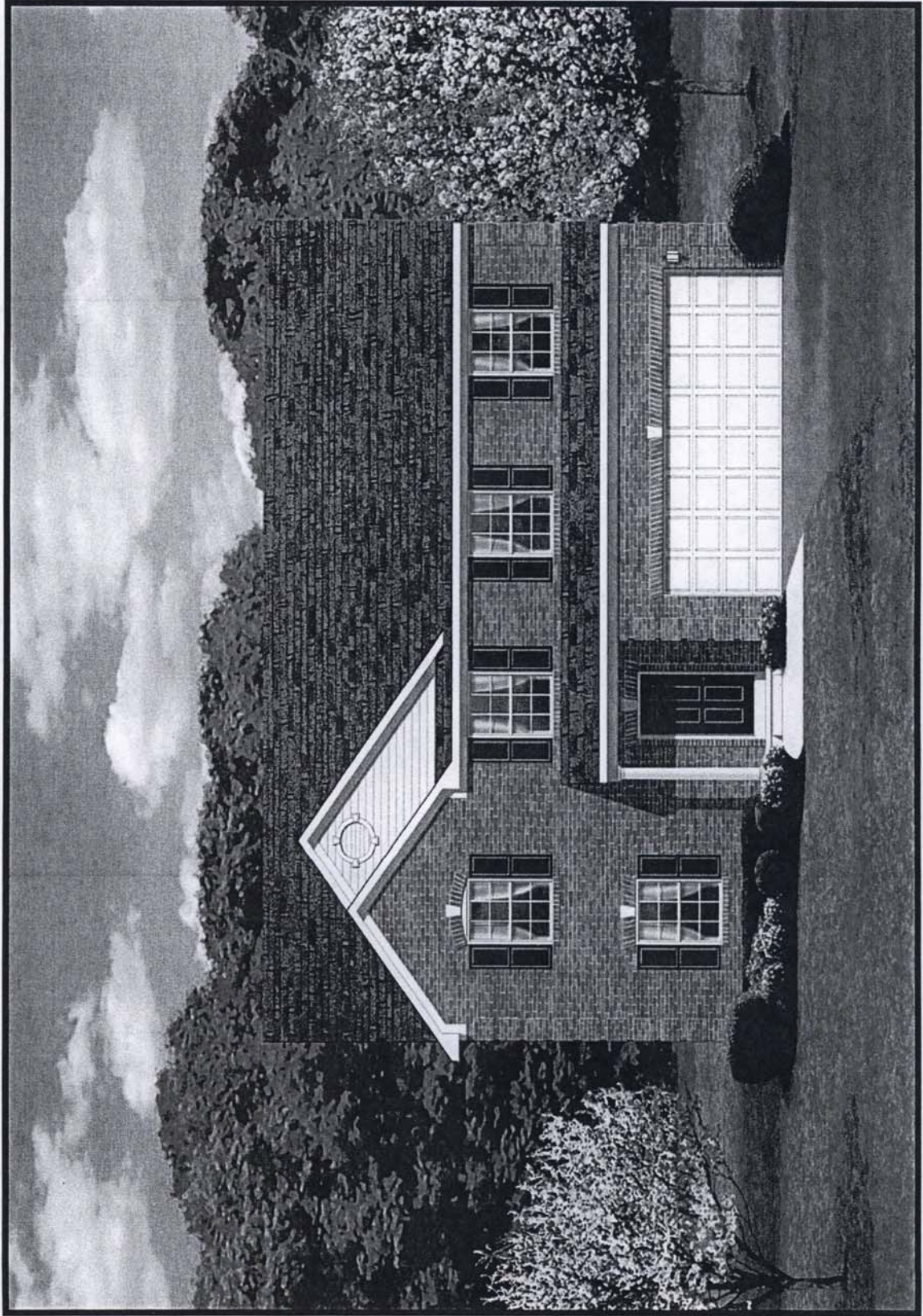
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



PREVIOUSLY APPROVED ROME ELEVATION (DSP-09017)



PROPOSED ELEVATION
ROME ELEVATION A; STONE



PROPOSED ELEVATION
ROME ELEVATION B; STONE W/COVERED PORCH



ROME Elev. B Stone with covered porch



PROPOSED ELEVATION
ROME ELEVATION C; STONE W/ FULL COVERED PORCH

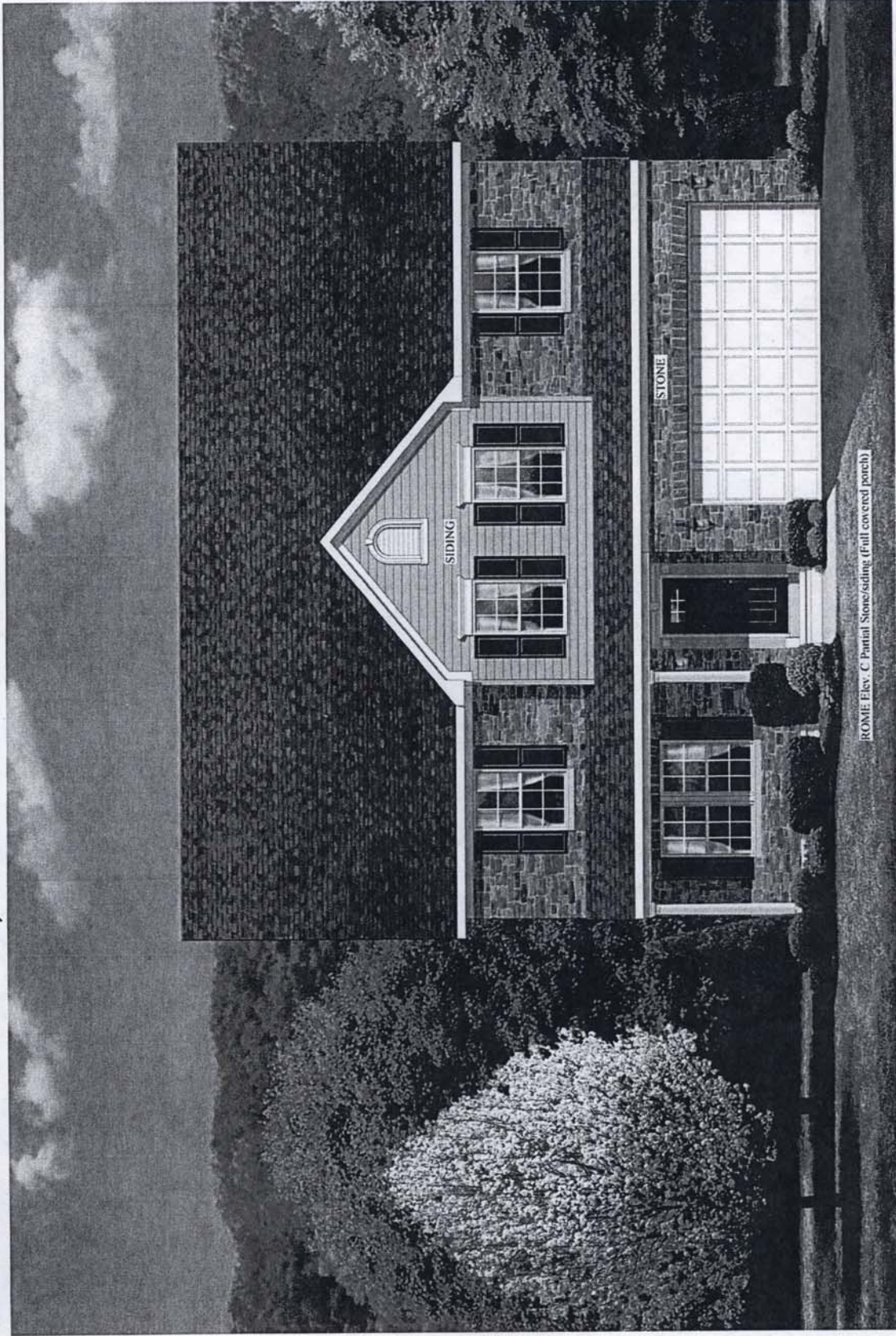


ROME Elev. C Stone (Full covered porch)



PROPOSED ELEVATION

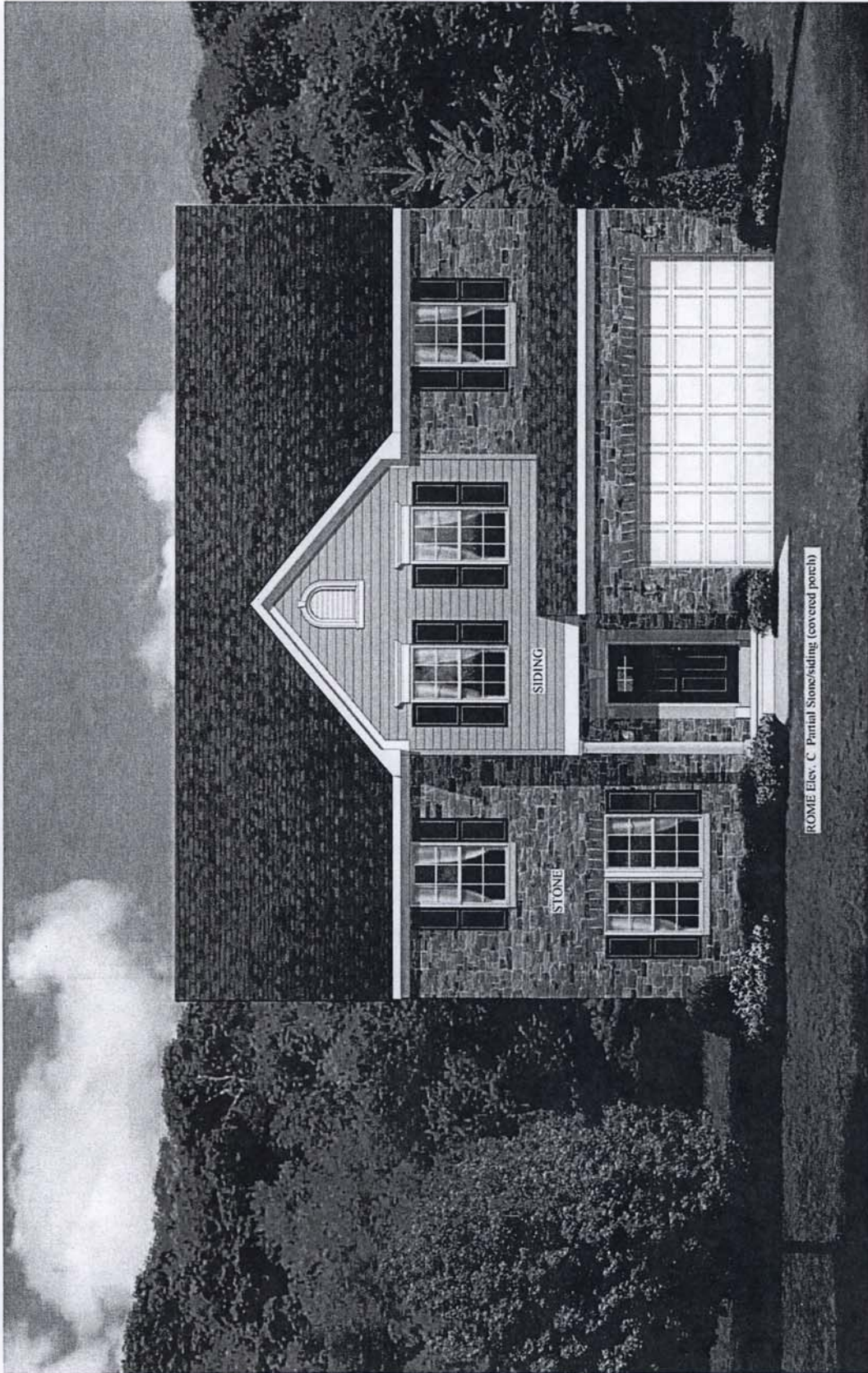
ROME ELEVATION C; PARTIAL STONE/VINYL SIDING & FULL COVERED PORCH



ROME Elev. C Partial Stone/siding (full covered porch)



PROPOSED ELEVATION
ROME ELEVATION C; PARTIAL STONE/VINYL SIDING & COVERED PORCH

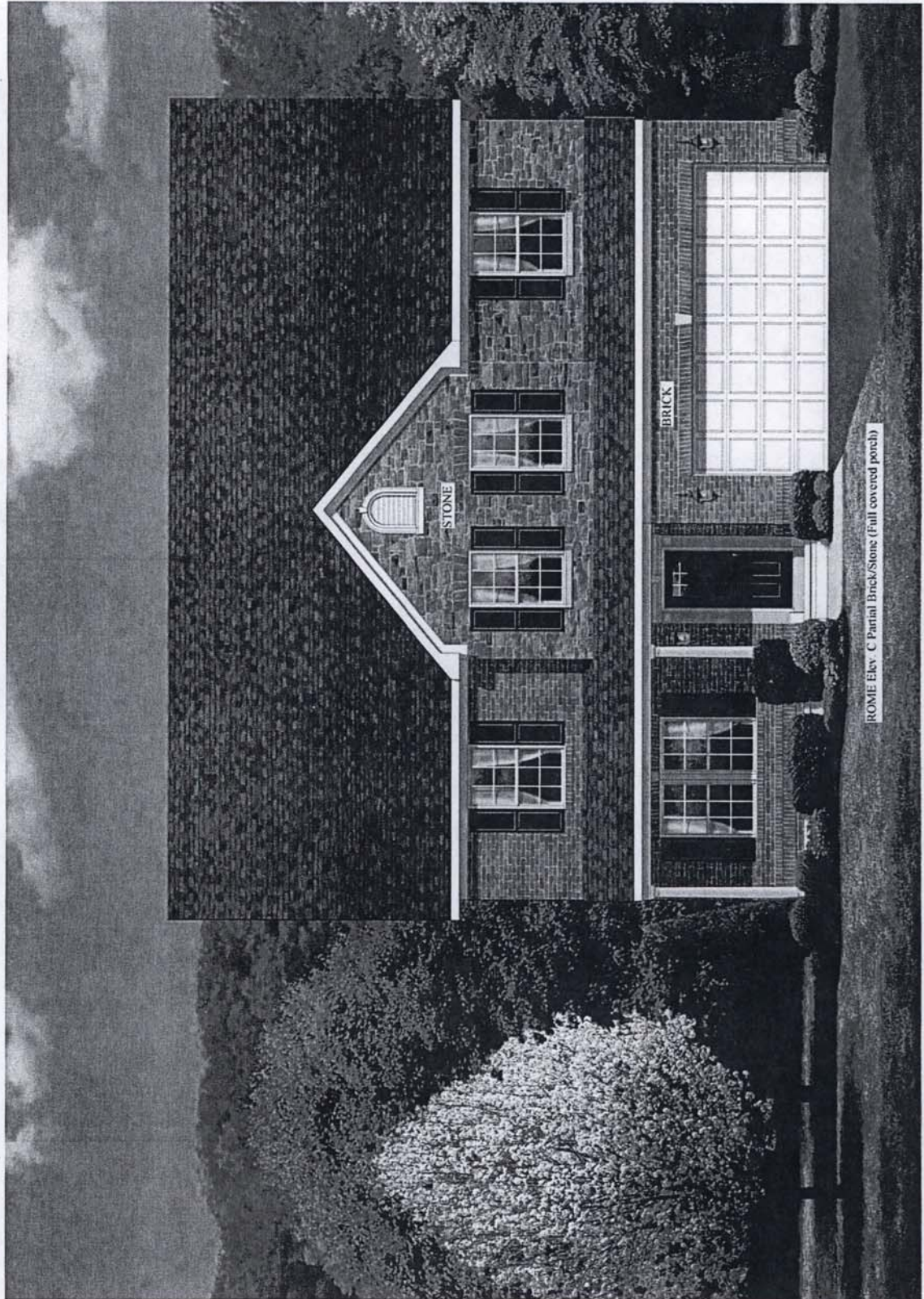


ROME Elev. C Partial Stone/siding (covered porch)



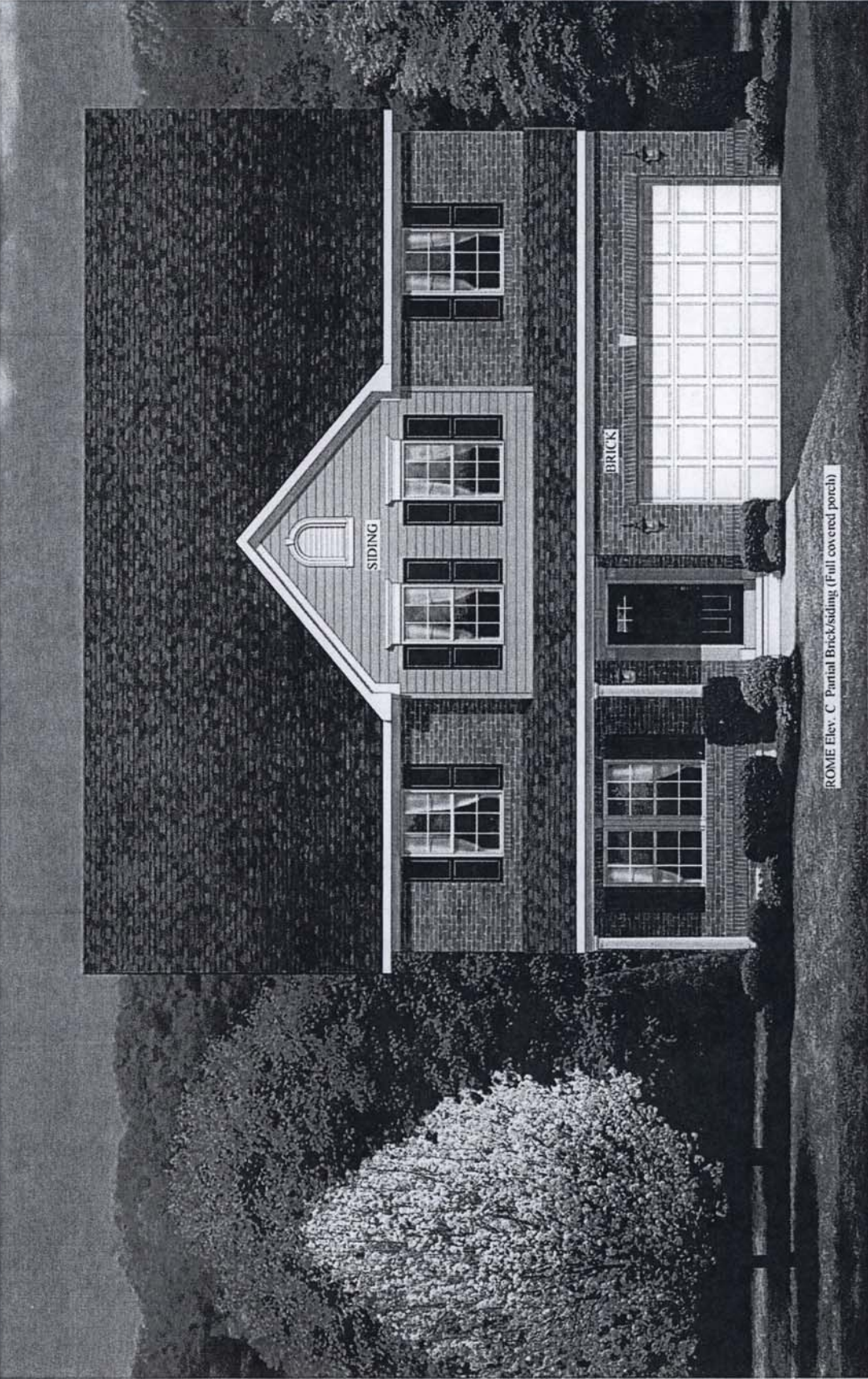
PROPOSED ELEVATION

ROME ELEVATION C; PARTIAL BRICK/STONE & FULL COVERED PORCH



PROPOSED ELEVATION

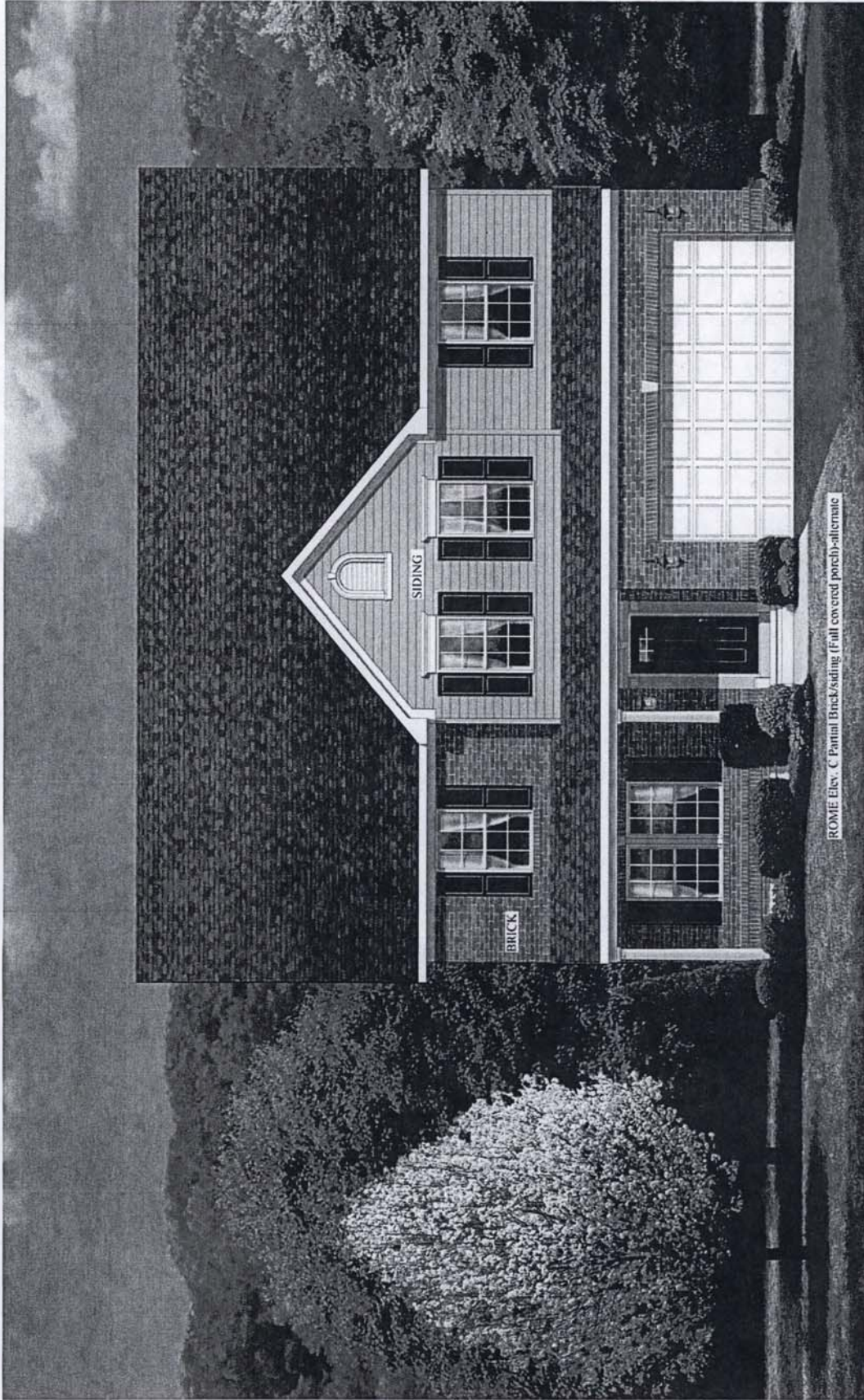
ROME ELEVATION C; PARTIAL BRICK/VINYL SIDING & FULL COVERED PORCH



ROME Elev. C Partial Brick/siding (Full covered porch)



PROPOSED ELEVATION
ROME ELEVATION C; PARTIAL BRICK/VINYL SIDING & FULL COVERED PORCH

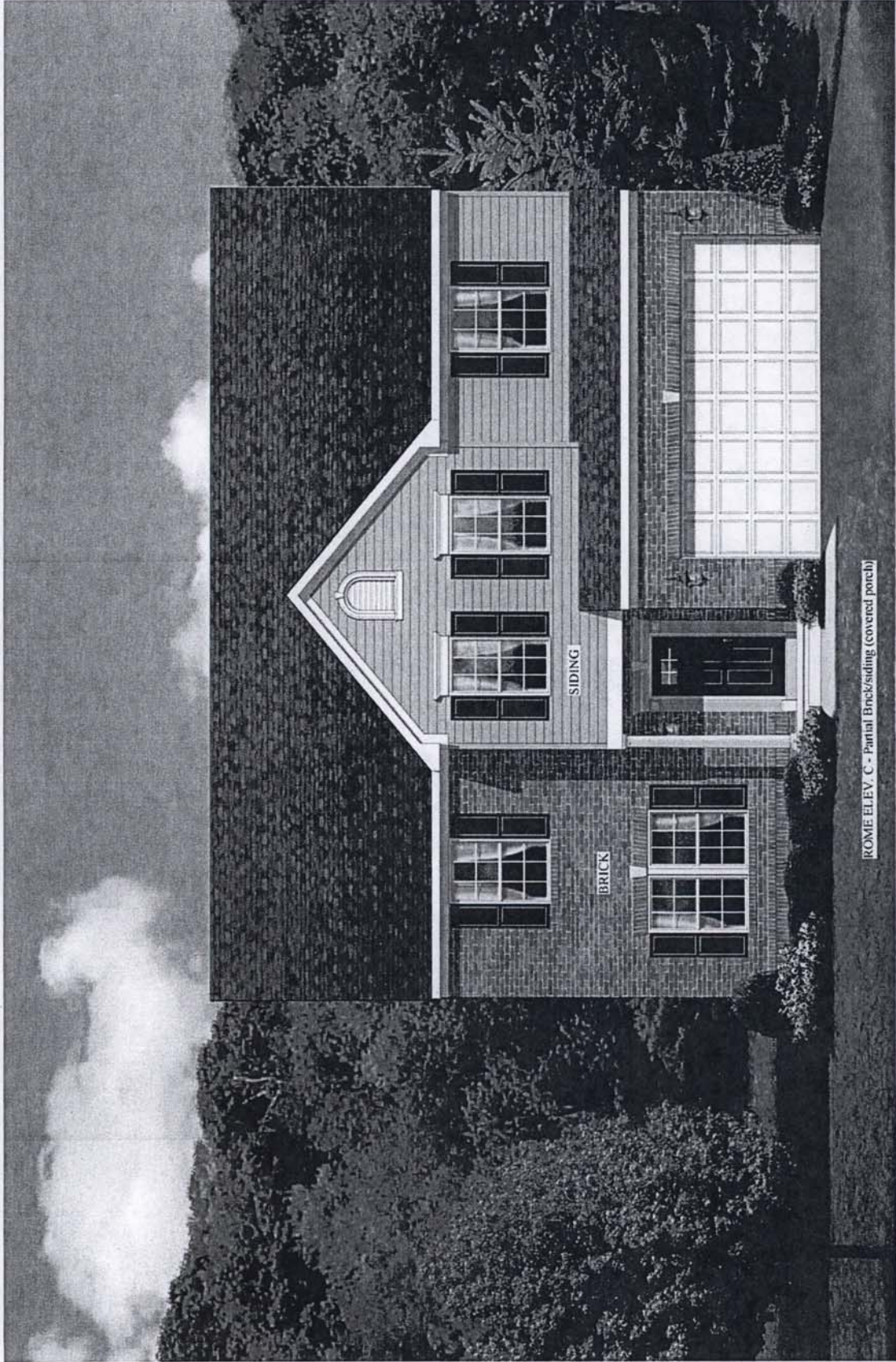


ROME Elev. C Partial Brick/siding (full covered porch)-alternate



PROPOSED ELEVATION

ROME ELEVATION C; PARTIAL BRICK/VINYL SIDING & COVERED PORCH



ROME ELEV. C - Partial Brick/siding (covered porch)





The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772 301-952-3530
Development Review Division - 301-952-3749 (fax)

**** REFERRAL REQUEST**

RECEIVED
NOV 19 2013

Date: 11/18/2013

To: CITY OF BOWIE (JOE MEINHART)

~~Bowie City Clerk's Office~~

From: HENRY ZHANG - URBAN DESIGN

Subject: DSP-09017/03 FAIRWOOD

RECEIVED

NOV 19 2013

PLANNING DEPARTMENT
IDENTIFICATION OF MAJOR ISSUES DUE DATE*: 12/3/2013
***Note:** E-mail any major issues/problems to the reviewer by the above date.

SUBDIVISION REVIEW COMMITTEE DATE: N/A

P.G. PLANNING DEPARTMENT

RECEIVED
NOV 19 2013
RECEIVED
DEVELOPMENT REVIEW DIVISION

REFERRAL DUE DATE: 12/18/2013

<input type="checkbox"/> Full Review of New Plan	<input checked="" type="checkbox"/> Revision of Previously Approved Plan
<input type="checkbox"/> Limited or Special Review	<input type="checkbox"/> Plans/Documents Returned for Second Review Following Revision by Applicant

NOTE: This case is being reviewed at: Planning Board level OR Planning Director level

COMMENTS: ADD 9 NEW ELEVATION(S)

Related Cases: _____

REFERRAL REPLY COMMENTS:

No Comment. No impact on City. Joseph M. Meheit
DIRECTOR OF PLANNING AND
ECONOMIC DEVELOPMENT
11/19/13

NOTE: IF YOU HAVE NO COMMENTS, PLEASE INDICATE ABOVE AND FORWARD OR FAX TO THE REVIEWER'S ATTENTION.

Case No.: A-9894-C

Applicant: Rouse-Fairwood

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ZONING ORDINANCE NO. 24 - 1994

AN ORDINANCE to amend the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, subject to conditions.

WHEREAS, Application No. A-9894-C has been filed for property described as approximately 1,057.69 acres of land, in the R-E Zone, located on the south side of Md. Rt. 450, east of the intersection with Md. Rt. 193, north of U.S. Rt. 50, east and west of the intersection with Church Road, Mitchellville, to rezone the property to the M-X-C Zone; and

WHEREAS, the application was advertised and the property posted prior to public hearing, in accordance with all requirements of law; and

WHEREAS, the application was reviewed by the Technical Staff and the Planning Board, who have filed recommendations with the District Council; and

WHEREAS, a public hearing was held before the Zoning Hearing Examiner; and

WHEREAS, the Zoning Hearing Examiner's recommendations were duly filed with and considered by the District Council; and

WHEREAS, having reviewed the record in this case, the District Council has determined, based on consideration of the

entire record, that the subject property should be rezoned to the M-X-C Zone; and

WHEREAS, in order to protect adjacent properties and the surrounding neighborhood, the rezoning herein is granted with conditions; and

WHEREAS, as the basis for this action, the District Council adopts the following as its findings and conclusions in this case:

1. The Adopted and Approved Master Plan for Bowie-Collington-Mitchellville and Vicinity (1991) contains numerous specific references and recommendations for the development of the subject property. In discussing Community VI within the Living Areas section, the Master Plan makes the following recommendations:
 - A. That the community is recommended to develop in a comprehensive planned manner resulting in distinct neighborhoods and/or villages having an overall planned community character.
 - B. Given the expanse of the Turf Farm (subject property) operations, the large undeveloped tracts, and naturally wooded tributaries, an opportunity exists to create a planned community which incorporates the Plan's living area principles and takes advantage of natural features.
 - C. That the planned community will be enhanced by the establishment of Church Road as a rural collector, the use of natural features such as stream valleys to support a unified trail system and the separation of incompatible uses by utilizing landscaping and buffering techniques.
 - D. That Church Road will require relocation and upgrading to a rural collector.
 - E. That the provision of A-44 and recommended interchanges along its alignment will discourage north/south traffic movements along Church Road.
 - F. That development should be planned in a comprehensive manner taking advantage of large undeveloped tracts.

- G. That there should be the establishment of an overall planned community characterized by distinct neighborhoods of mixed uses.
 - H. That the dominant feature of the community is the subject property consisting of approximately 1,100 acres of land.
 - I. That the subject property, in addition to being recommended for a planned community, be considered for development under an alternative low density development technique.
 - J. That the consolidation of the subject property under a single ownership will provide the opportunity to solve some of the transportation problems affecting the area and to integrate a high quality mixed use development into the community while retaining a low density ambiance and taking advantage of the natural features of selected viewsheds.
 - K. That the establishment of a planned community should emphasize the establishment of perceptual and physical development concept plans committed to innovative development patterns utilizing lot and dwelling design flexibility within a framework that supports a self sufficient community.
 - L. That existing development techniques, such as comprehensive design and the use of recreation community development provisions, or consideration of other development tools and initiatives should be considered in providing for the planned community.
2. The proposed rezoning of the subject property to the M-X-C Zone, along with the approval of the Preliminary Development Plan which has been proposed, is in compliance with and incorporates the specific recommendations of the Master Plan. The Master Plan's recommendation for the establishment of a mixed use community envisions a community with a mix of residential uses including a diversity of residential housing unit types. It also envisions a commercial, employment, institutional and recreational component.
 3. The Preliminary Development Plan, through the proposed extension of C-48, satisfies the Master Plan goal to relocate and upgrade Church Road to a rural collector status. However, maintenance of the existing Church Road right-of-way allows that roadway to also achieve the Master Plan goal of maintaining Church Road as a scenic road.

4. The proposed rezoning, together with the Preliminary Development Plan, fulfills the Master Plan goal for the development of a comprehensive planned community and also represents a high quality mixed use development.
5. The Preliminary Development Plan, by retaining the current Church Road right-of-way in its existing rural and scenic state and by preserving existing extensive viewsheds into the subject property from U.S. Route 50 and Maryland Route 450, creates a sensitive development proposal which will retain a low density ambiance and take advantage of the natural features and selected viewsheds. The preservation of this ambiance is also enhanced through the protection of extensive environmentally sensitive areas including the Collington Branch and the Northeast Branch and the establishment of substantial community use open space areas on site.
6. The Preliminary Development Plan facilitates innovative development patterns and lot and dwelling design flexibility which helps to create a self sufficient community. This goal is achieved from a residential standpoint by providing for single family residential uses, as well as attached and multifamily residential uses. The provision of the nonresidential component will also assist in making the community self sufficient.
7. The M-X-C Zone, while not enacted at the time of the approval of the 1991 Master Plan, is an alternative low density development technique concept. The R-L, V-L and V-M Zones are also alternative low density development techniques. The V-M Zone has numerous development guidelines, provides for a nonresidential component, and a residential component with a maximum residential density of 2.0 dwelling units per acre. The M-X-C Zone has numerous development guidelines, provides for a nonresidential component, and also has a maximum residential density of 2.0 dwelling units per acre. Further, the Master Plan recommends the possibility of comprehensive design zones generally (which can have densities in excess of 2.0 dwelling units per acre) and other development tools and initiatives. The M-X-C Zone can also be considered among such other development tools or initiatives.
8. While the subject property was placed in the R-E Zone at the time of the enactment of the Sectional Map Amendment for Bowie-Collington-Mitchellville and Vicinity, that action did not mandate development of the subject property at a density of only 1.0 dwelling units per acre. As noted by staff in a referral, when the Master Plan was being prepared, development of the subject

property was assumed to include development at a density of 1.6 dwelling units per net acre. As found by the staff, development of the subject property at 2.0 dwelling units per gross acre represents a minimal increase in the residential density assumed for the subject property and is compatible with Master Plan recommendations. Further, development of the subject property at a density greater than 1.0 dwelling unit per acre does not necessitate the approximate maximum holding capacities to be exceeded.

9. The Master Plan recommendation for a mixed-use community at the subject property must include a nonresidential component including retail commercial, employment, institutional, recreational and open space uses. The nonresidential component being proposed for the subject property will implement this recommendation. The nonresidential component is the minimum required by the M-X-C Zone (5 percent). The M-X-C Zone requires a nonresidential component which will provide an array of offerings for the community and will also be sufficient in size and scope to be adequate to serve the day-to-day needs of the residents. This minimum standard requires a retail component which will include a full serve supermarket, as a smaller convenience store will not provide a full range of goods and will not be sufficient in size to meet the day-to-day needs of the ultimate residents proposed for the subject property. The 100,000 square feet of commercial retail space and 250,000 square feet of office, institutional, recreational, service, etc., uses will be adequate to serve the day-to-day needs of the community. The applicant's submitted and revised market study shows that the nonresidential component will both be sufficient for the needs of the subject property and will be compatible with the needs of the greater neighborhood as well. The revised market analysis also shows full market support for the 100,000 square foot retail component within the trade area designated by the staff by the year 2005. The remaining 250,000 square feet of the nonresidential component will not include solely employment uses, but will include other uses (e.g. institutional, civic, recreational, day care, etc.), some of which will be utilized solely by the residents of the community developed on the subject property.
10. The M-X-C Zone requires a macro transportation analysis at the time of initial rezoning. This involves the analysis of whether or not the transportation facilities which are existing, under construction, proposed in the Master Plan or to be otherwise provided, will be adequate to carry anticipated traffic. This requires a comprehensive system-wide analysis of the transportation network as a whole. A subdivision adequate public

facilities analysis which requires an analysis of levels of service of critical intersections during peak hours cannot reasonably be performed at this stage for a development this large which will have an extended development period. Also, Section 27-213(b)(1) does not require such an analysis at the time of rezoning. The Transportation Division (M-NCPPC) developed analysis criteria to implement the transportation test to be applied at this stage. The applicant's traffic analysis prepared in accordance with the Transportation staff criterial establishes that the development of the subject property from a transportation standpoint will be compatible with the master planned transportation network and that this network will be adequate to serve the proposed development.

11. Replies from various referral agencies, as well as the analysis of the Public Facilities section (M-NCPPC), confirms that other public and private facilities, either which exist or which are proposed in the Master Plan, or based upon actions to be taken by the applicant, will be adequate to serve the uses proposed. These include schools, police, fire and rescue, libraries, water and sewer, parks, and health facilities. While elementary schools as existing would appear to be overcapacity, elementary schools proposed in the 1991 Master Plan, including an elementary school site proposed for the subject property, will provide adequate capacity. A referral reply indicates that if all of the high school students generated by the subject property were added to the senior high school at one time (1997), the high school would operate at 102 percent of capacity. This represents a minor theoretical overcapacity situation which was not found to constitute an inadequate situation by the School Board. Further, that finding results from an assumption that all high school students will impact the high school in 1997. In fact, there will likely be minimal, if any, high school students from the subject property impacting the high school in 1997. High school students will gradually utilize the high school system over the extensive development period for the subject property and, consequently, will not be the cause of an overcapacity at the high school level.
12. The subject property, being zoned R-E, is not prohibited from being rezoned to the M-X-C Zone as only property which is zoned R-A or O-S may not be rezoned to the M-X-C Zone.
13. This proposal meets the purposes of the M-X-C Zone. The rezoning of the subject property will create a comprehensive planned community with a distinct physical identity which includes a balanced mix of residential,

commercial, recreational and public uses in physical proximity to one another. The Preliminary Development Plan also utilizes the M-X-C Zone's flexible development standards, resulting in a proposed community which is innovative in its design. The proposed mix of uses along with preservation of substantial viewsheds and significant natural features and the provision of substantial open space results in a development pattern which is superior to that which could be obtained through conventional development techniques. The use of clustering will also create walkable neighborhoods and aid in the preservation of the substantial viewsheds and open spaces. The establishment of two proposed activity centers will create distinct focal points for the community. These activity centers, with the used proposed, will serve as gathering places for the community to participate in neighborhood activities and affairs and thus foster a strong sense of community identity and participation. The proposal also represents an opportunity to achieve a variety of lot sizes and dwelling types in the residential housing mix which is being proposed. The different types of residential units will also provide for diversity and afford housing opportunities for persons of differing incomes, ages, and family structures, as well as allow a flexible response to changing market conditions. Moderately-priced dwelling units will also be provided. Finally, the proposal will protect environmentally sensitive areas and significant natural features and results in the creation of substantial open space areas. Trails and sidewalks will be provided in order to link the various uses.

14. The mix of uses, as proposed on the Preliminary Development Plan, will also support and complement the development of a balanced community. The M-X-C Zone requires a mix of specific uses within certain percentage ranges. The proposal complies with all percentage ranges for the various land use categories. Further, the design of the community, as set forth in the Preliminary Development Plan, ensures that the mix of uses will result in a balanced community.
15. The applicant has committed to comply with all moderately-priced dwelling unit regulations. Specifics with regard to compliance in this area will be provided at the time of Comprehensive Sketch Plan approval.
16. The applicant is also committed to comply with all requirements in order to provide a consistency of treatment and design in the establishment of streetscape and signs.
17. The open space network which preserves the Collington Branch and Northeast Branch, the substantial viewsheds

along U.S. Route 50 and Maryland Route 450 and provisions for other open space areas within the community which will both separate uses and provide connections between those same uses is well distributed and will serve to meet the recreation and scenic needs of the residents. It constitutes a substantially superior open space network than could be achieved under conventional development techniques and also preserves the most sensitive and valuable environmental features. Also, as shown on the proposed Preliminary Development Plan, the open space areas designated for preservation include all streams, stream buffers, steep slopes, floodplains, wetlands and woodland conservation areas.

18. The subject property is mostly open and gently rolling. From both a topographic and environmental standpoint, it is suitable for the uses being proposed. The design of the Preliminary Development Plan with its proposal for preservation of substantial open areas allows for the design of a community which is compatible with existing and proposed development in the vicinity.
19. The subject property comprises approximately 1,058 acres and thus is appropriate to be rezoned to the M-X-C Zone since it exceeds the requirement of at least 750 contiguous gross acres.
20. The residential density is proposed to be 1,799 units which represents 1.7 dwelling units per gross acre as is permitted in the M-X-C Zone. The actual mix of units will be determined at later stages in the development process consistent with the specific percentages for each land use category set forth in the Preliminary Development Plan.
21. The applicant has agreed to accept each of the conditions attached to this approval.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. The Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland, is further hereby amended by rezoning the property which is the subject of Application No. A-9894-C from the R-E Zone to the M-X-C Zone.

SECTION 2. Application No. A-9894-C is approved subject to the following conditions:

1. The Preliminary Development Plan shall be revised to show the following:

- a. All of the trails affecting this property as delineated in the 1991 Master Plan for Bowie-Collington-Mitchellville and Vicinity.
 - b. All applicable airport approach surfaces associated with Freeway Airport which fall on the subject property.
2. To encourage lower speeds along the C-48 facility through the community, the applicant shall consider strategies which would serve a "traffic calming" function, such as traffic circles. The location and design of such features shall be determined in cooperation with the DPW&T and the Prince George's County Planning Department.
 3. At the time of the Comprehensive Sketch Plan, the staging of the construction of the C-48 connection between the subject property and MD 450 across the Westwood property as it relates to the development of the subject property shall be more fully examined.
 4. The Preliminary Development Plan shall be revised to show two neighborhood centers, one at the existing "activity center" location near the intersection of MD 450 and C-49. The second adjacent to the ultimate intersection of C-48 and C-49. This second center shall be considered a "floating" development pod which may be located either north or south of the intersection depending on the ultimate design of the intersection and the recommendation of the Board of Education or its designee. The first shall generally contain, but not be limited to, the commercial land uses proposed, while the second shall generally contain, but not be limited to, the community uses proposed (e.g., day care center, recreation center, meeting hall, elementary school, etc.). Both centers may, if desired, contain a residential component as well. The area of the nonresidential use shall equal 52.89 acres as shown on the PDP.
 5. Development of areas north of the existing runway at Freeway Airport shall be subject to any applicable State or Federal aviation regulations.
 6. Total development of this 1,058 acre site shall be limited to 1,799 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office/service/institutional uses, and such other "community space" determined to be appropriate during subsequent phases of approval.

7. The Fairview and Cemetery Historic Site (#71A-13) should be noted on all drawings.
8. In order to protect the Fairview and Cemetery Historic Site and its setting from the impacts of this proposal, an appropriate Environmental Setting shall be approved by the Historic Preservation Commission prior to the approval of the Comprehensive Sketch Plan. The applicant should work with the Historic Preservation Section in identifying significant characteristics of the Site and preparing proposed boundaries for the HPC.
9. In order to further protect the historic characteristics of the area, the applicant shall include a section on Historic Preservation Issues in the text of the Comprehensive Sketch Plan. This section shall address such issues as: the protection of significant viewsheds to and from the Fairview and Cemetery Historic Site; buffering and/or screening of development areas adjacent to the Historic Site; guidelines for development adjacent to the Historic Site; access to the Historic Site; guidelines for adaptively reusing significant outbuildings, if appropriate, as well as measures needed for their immediate stabilization; and, any other issues which may arise. This section should also address the protection of viewsheds from the Magruder-Brannon House Historic Site.
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.
11. Any residential development between the PEPCO right-of-way and Church Road shall be set back at least 1,200 feet from the northern end of the existing runway at Freeway Airport in order to accommodate the Runway Protection Zone. This trapezoid begins 200 feet beyond the end of the runway and has the following dimensions:

Length:	1,000 feet
Inner Width:	250 feet
Outer Width:	450 feet
Total Area:	8.035 acres
12. A stormwater management concept plan should be approved by DER prior to the approval of the Comprehensive Sketch Plan.
13. Approval of a 100-year floodplain study by DER Watershed Protection Branch prior to the approval of a Comprehensive Sketch Plan. The study should reflect proposed ultimate channel conditions.

14. A Forest Stand Delineation must be submitted and approved in conjunction with any Comprehensive Sketch Plan for this property.
15. A Type I Tree Conservation Plan must be submitted and approved in conjunction with the Comprehensive Sketch Plan for this property. This TCP should provide the minimum 20 percent woodland conservation requirement or the 15 percent afforestation threshold if the existing woodland is less than the 15 percent or the use the percentage of the existing woodland as the requirement if it is between 15 percent and 20 percent. In addition it will be necessary to address the 2 to 1 woodland replacement for clearing below the WCT and the 1 to 1 woodland replacement for clearing woodlands in the floodplain.
16. Noise related issues will be addressed at the time of Comprehensive Sketch Plan submittal. The plan should include needed mitigation measures and provide adequate screening and buffering along US 50 and Proposed A-44.
17. Comprehensive Sketch Plan should show proposed sewer and water alignments so that an analysis of the environmental impacts associated with these alignments may be completed. This analysis will include woodland clearing, wetland impacts, floodplain impacts and impacts to conservation easements or woodland conservation areas previously approved.
18. The applicant shall take the following actions regarding parkland:
 - a. Dedicate to the M-NCPPC, 30 developable acres for public parkland to be located along MD 450 in the northwest corner of the site in accordance with Master Plan recommendations. An additional dedication of at least 40 acres along the Collington Branch Stream Valley shall be made to the M-NCPPC. Dedicated land along this stream valley shall include the 100-year floodplain, adjacent wetlands, steep slopes and buffer areas.
 - b. Dedicate to the M-NCPPC, 10 acres for public parkland to be located along the southwestern border of the site in accordance with Master Plan recommendations for the Collington West Community Park. The proposed location of this park shown on the submitted PDP dated March 30, 1993, should be relocated about 2,000 feet to the north.
 - c. All land to be dedicated to the M-NCPPC shall be subject to the conditions in the exhibit entitled

"Conditions for Conveyance of Parkland to the Maryland-National Capital Park and Planning Commission" attached to the memo of Anderson to Lockard dated August 25, 1993.

- 19. The applicant shall dedicate to the Prince George's County Board of Education a minimum of 10 usable acres for an elementary school site to be located in the general vicinity of the intersection of C-48 and C-49. The exact location shall be decided upon consultation with the Board of Education or its designee prior to approval of the Final Development Plan.
- 20. The precise alignment for interior roads shall be established at the time of Comprehensive Sketch Plan approval. At that time, the following shall be considered:
 - a. A revised alignment for C-48 that follows a continuous route through the subject property.
 - b. An alignment for C-49 connecting to C-48.
 - c. A loop roadway connecting C-48 and C-49.
 - d. A primary residential roadway connecting C-48 with Church Road near the Collington Branch on the north side of the subject property.
- 21. Throughout the development review process and especially at the time of the Final Development Plan, the applicant shall incorporate concepts and techniques which will encourage the use of transit and other non-vehicular modes to reduce reliance upon single occupancy vehicle trips.
- 22. The Nonresidential Area shall contain a balanced mix of those uses permitted by definition (Section 27-546.02(a)(2)).

SECTION 3. BE IT FURTHER ENACTED that this Ordinance shall become effective on the date of its enactment.

Enacted this 9th day of May, 1994, for initial approval, by the following vote:

In Favor: Council Members Wineland, Bell, Del Giudice, MacKinnon and Pemberton


Opposed: Council Members Castaldi, Fletcher and Mills

Abstained:

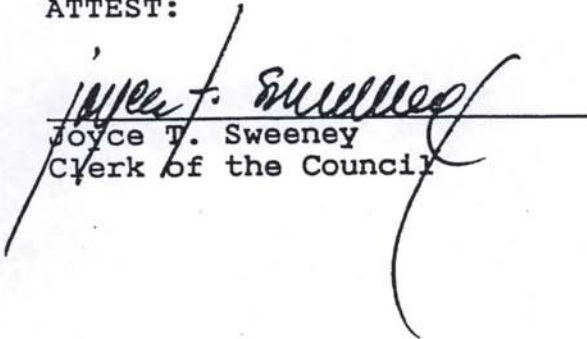
Absent:

Vote: 5-3

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S
COUNTY, MARYLAND

BY: 
F. Kirwan Wineland, Chairman

ATTEST:


Joyce T. Sweeney
Clerk of the Council

Case No.: A-9894-C

Applicant: Rouse-Fairwood

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

FINAL CONDITIONAL ZONING APPROVAL

AN ORDINANCE to incorporate the applicant's acceptance of conditional zoning and to grant final conditional zoning approval.

WHEREAS, the District Council in approving Application No. A-9894-C, to rezone the subject property from the R-E Zone to the M-X-C Zone, attached certain conditions; and

WHEREAS, the applicant has duly consented in writing to the conditions; and

WHEREAS, the District Council, having reviewed the application and the administrative record, deems it appropriate to accept the applicant's consent to the conditions and to approve final conditional rezoning.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED:

SECTION 1. Final conditional zoning approval of Application No. A-9894-C is hereby granted. The applicant's written acceptance of the conditions referred to above, at the time of initial conditional zoning approval, is hereby incorporated into this amendment of the Zoning Map for the Maryland-Washington Regional District in Prince George's County, Maryland.

SECTION 2. Use of the subject property as conditionally reclassified shall be subject to all requirements in the applicable zones and to the requirements in the conditions referred to above. Failure to comply with any stated condition

shall constitute a zoning violation and shall be sufficient ground for the District Council to annul the rezoning approved herein; to revoke use and occupancy permits; to institute appropriate civil or criminal proceedings; or any other action deemed necessary to obtain compliance.

SECTION 3. This ordinance shall take effect on May 24, 1994, the date of receipt of acceptance by the applicant(s) of the condition(s) imposed in Zoning Ordinance No. 24-1994.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

BY: F. Kirwan Wineland
F. Kirwan Wineland, Chairman

ATTEST:

Joyce T. Sweeney
Joyce T. Sweeney
Clerk of the Council

C O R R E C T E D R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on December 13, 2001, regarding Detailed Site Plan DSP-01046 for FAIRWOOD, the Planning Board finds:

1. Fairwood, a mixed-use community development to be constructed in accordance with Section 27-444 of the Zoning Ordinance, is generally north of US 50, south of MD 450 and on both sides of Church Road. It will include approximately 1,799 dwelling units on approximately 1,000 acres in the M-X-C Zone.
2. 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 is proceeding to submit Detailed Site Plans for portions of Phase I. The Detailed Site Plan DSP-01001, approved by the Planning Board on October 25, 2001, included 162 single-family detached lots on approximately 234 acres and Detailed Site Plan DSP-01001/01, approved by the Planning Board on October 25, 2001, included the recreational facilities, signage, and associated landscaping on land to be dedicated to the homeowners= association, and required landscaping on single-family lots.
3. The single Umbrella@ Detailed Site Plan represented by the subject DSP-01046 is a reasonable and efficient vehicle for approving the residential architecture for all phases of the development at one time. Both phases of the development contain single-family detached lots which range in size from 6,000 square feet to 60,000 square feet. The nine builders currently involved in the project are expected to build homes in both phases. Thus, all of the architectural elevations approved for any phase will be equally appropriate for use in any other phase of the development. The umbrella Detailed Site Plan DSP-01046 will eliminate unnecessary duplication of effort resulting from reapproving the same architectural elevations with each phase. It will constitute the approved detached architecture for the entire Fairwood project. With approval of DSP-01046, the complete Detailed Site Plan for each phase will be comprised of the site, landscape, recreational amenities, and tree conservation plan applicable to that phase in combination with the architectural elevations approved in DSP-01046.
4. DSP-01046 includes architectural elevations proposed by nine builders: Allan Homes, Craftmark Homes, NU-Homes, Mark Homes, Patriot, Williamsburg, Mid-Atlantic, Grayson Homes, and Ryland Homes. The names of the units proposed by each builder and the amount of living area available for each unit are as indicated below. Numerous different front elevations are available for each of the unit types.

ALLAN HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Berkeley	3,867 - 4,243
California	3,249 - 3,505
Carmel	3,158 - 3,490
Dimension 5	2,309 - 2,597
Granada II	2,368 - 2,541
Granada III	2,526 - 2,699
Malibu	2,631 - 2,887
Santa Cruz II	2,620 - 3,276
Ventura II	2,620 - 3,040
Vista, Vista 4	2,161 - 2,334

CRAFTMARK HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Bethesda	2,555 - 4,119
Chevy Chase	2,963 - 4,316
Clifton II	2,964 - 4,385
Edgemoor	3,295 - 4,248
Oakton	3,295 - 4,980
Kenwood	4,487 - 6,194
Kenwood II	5,109 - 7,327

NU-HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Riverhill	2,754 - 3,016
Riverhill II	3,340 - 3,500
Talbot Expanded	2,516 - 2,567
The Tidewater	3,000 - 3,022
Seaford	3,250 - 3,270
Millwood II	2,617 - 2,665
Cambridge	3,100 - 3,386
Cambridge II	3,674 - 3,950
Talbot II	3,050 - 3,060
Salisbury	2,900 - 3,160

MARK HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
House >A=	1,873 - 2,053

House >B=	2,240 - 2,420
House >C=	2,627 - 2,627
House >D=	2,973 - 2,973
House >E=	2,472 - 2,472
A-91	1,775 - 1,775
1700	2,760 - 2760

PATRIOT

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Abraham Clark	2,482 - 2,758
Phillis Wheatly	2,140 - 2,240
Nathaniel Greene	2,205 - 2,445
Patriot II	2,631 - 2,731
Benjamin Banneker	2,027 - 2,215
George Mason	2,021 - 2,121
James Monroe	3,624 - 3,724
F. Scott Key	2,397 - 2,776
Victory	2,523 - 3,006
Molly Pitcher	2,702 - 3,175
John Rutledge	2,705 - 2,805
Francis Marion	2,900 - 2,916
Independence	3,120 - 3,220
John Adams	1,890 - 1,890
Betsy Ross	2,080 - 2,080
Anthony Wayne	2,451 - 2,451
Paul Revere	2,092 - 2,192

WILLIAMSBURG

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
James Randolph	3,345 - 4,181
Dorchester II	3,649 - 3,821
Patrick Harrison	3,239 - 4,033
The Huntington	4,116 - 4,468
William Deaven	2,424 - 3,599
Thomas Goodwin	3,143 - 3,795
Sarah Dunmore	3,143 - 3,795
George Oliver	3,107 - 3,243
The Wythe Manor	4,379 - 4,579
The Rutledge	4,716 - 5,444

MID-ATLANTIC

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Dover 100 Series	3,682 - 5,086
Monticello	3,919 - 4,271
Amherst 1200 Series	4,118 - 5,408
Lakeview Oxford	3,835 - 4,489
Oxford	3,597 - 4,335
Somerset, Somerset 500	3,309 - 4,861
Windsor, Windsor 1400 and 1408	3,392 - 3,508
Aspen	3,331 - 4,129
Regency, Regency 600	2,128 - 2,596
Inverness 400	2,770 - 2,952
Berkshire 300	2,753 - 2,753
Cambridge 700	3,113 - 3,687

GRAYSON HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
3800	3,800 - 4,376
4200	4,200 - 4,728
Auburn	3,500 - 4,081
Carlyle	3,006 - 3,571
Clayton	3,240 - 3,933
Greystone II	2,900 - 3,668
Tennyson	3,377 - 3,972
The Browning	2,747 - 3,418
The Shelton	1,960 - 2,136
Meriwether	2,046 - 2,238
The Austen	2,306 - 2,553
Mansfield	2,395 - 2,535

RYLAND HOMES

<i>Unit Name</i>	<i>*Living Area (square feet)</i>
Southhill	3,180 - 4,551
Penhurst	2,781 - 4,139
Chartwell II	2,745 - 4,272
York	2,137 - 2,901
Oakhurst	2,295 - 3,167
Bradford	2,360 - 3,674
Barrington II	2,520 - 3,674

**Square footage includes all finished livable areas.*

**Area of garage is not included in square footage*

**Basement is not included in square footage.*

The exceptionally high quality sought in this prestige residential community would seem to dictate a minimum house size in order that the range in size from large to small not become too glaring. To ensure that the smallest houses in the development are esthetically compatible with the larger ones, it seems appropriate also to require a minimum decorative standard for the smallest units. Condition 1.a below proposes such a standard which, though by no means foolproof, will contribute to maintaining a high level of visual quality in the smaller units in the development: Sixty percent (60 percent) of all units smaller than 2,500 square feet in size should have a brick front.

*[The Fairleigh (1,250 - 1,330 square feet) proposed by Grayson is at least 500 square feet smaller than the next larger house. This contrast in house size could possibly create a development that would appear disjointed if too many Farleigh units are built. Therefore, the number of Fairleigh units should be limited in Phase I, Part I, as proposed in Condition 1.d. below.]

5. The Detailed Site Plan is in general conformance with Preliminary Plan 4-97024, PGCPB No. #97-194 adopted on July 17, 1997. Condition 6.c of that approval contains the following requirements in regard to architecture:

At least 50 percent of the houses (on lots less than 10,000 square feet), shall contain single-family dwellings with a minimum of 2,250 square feet of living area.

Comments: Detailed Site Plan DSP-01031, PGCPB No. 01-221 adopted on November 15, 2001, required a tracking chart be provided on the cover sheet to ensure that 50 percent of the single-family homes on lots less than 10,000 square feet will contain at least 2,250 square feet of living space.

6. The Detailed Site Plan is in general conformance with Final Development Plan FDP-9701, approved by the District Council on May 11, 1998. Section 7.2 (page 42) of the Final Development Plan contains language that states the following in regard to residential architecture:

Architectural Guidelines will be prepared and administrated by the applicant to assure that each residence constructed in Fairwood is compatible with the overall visual harmony of the community. These guidelines will address massing, shape, detailing, materials and colors for the main residential structures, outbuildings, decks, porches and greenhouses.

*Denotes correction
[Brackets] denote deletion
Underlining denotes addition

All houses will have articulated facades. Horizontal and vertical changes in house planes and height will be realized through such features as bay windows, porches, overhangs, balconies, and chimneys. Variation in roof pitch and direction will be achieved via gables, cross gables, hips and dormers. While these features will create variety, continuity will be maintained through compatible roof shingle colors and textures, brick type, color and coursing, and siding type and color. Additional accent features, such as shutters and trim detailing, will provide contrast and interest.

Comment: The applicant should submit a copy of the above referenced Architectural Guidelines which address massing, shape, detailing, materials and color for the main structures, outbuildings, decks, porches and greenhouses to be incorporated into the file.

All units should have at least two endwall features, such as but not limited to: full-size windows, doors, chimneys which come to grade, and wrap-around porches. All materials should be specified on the architectural elevations and roof pitches should be indicated.

7. The Detailed Site Plan is in conformance with all applicable requirements of Section 27-546.07 of the Zoning Ordinance governing development of a Mixed Use Community Development in the M-X-C Zone, except for Section 27-546.07(b)(2), which requires floor plans of all residential structures to be submitted. The applicant should make these floor plans available to staff.
8. As required by Section 27-546.07(c) of the Zoning Ordinance, 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 (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; 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, provided the first step in creating a mixed use community that will ultimately provide a mix of residential, commercial, recreational and public uses. Proposed lot sizes vary from 6,000 square feet to over 60,000 square feet, which will provide dwelling types for a wide range of incomes, ages, and family structures. The subject Detailed Site Plan supplements that previous approval by providing a range of detached architectural models and styles. Detailed Site Plan DSP-01031/01 for a portion of the HOA land was reviewed concurrently and adopted

by the Planning Board on November 15, 2001 (PGCPB No. 01-220), which included recreational facilities, signage, and associated landscaping for a portion of the land to be dedicated to the homeowners= association. A subsequent Detailed Site Plan should 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, is 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 Final Development Plan (FDP-9701) set the stage for a cohesive development. The subject Detailed Site Plan is for architecture, for single-family detached lots only, and establishes the guidelines for residential architecture for the overall development which will provide an environment of quality and stability.

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

Comment: The above finding is not directly applicable to the subject Detailed Site Plan DSP-01046, because it is for architecture only. However, Detailed Site Plan DSP-01031, adopted by the Planning Board on November 15, 2001 (PGCPB No. 01-221), included a pedestrian system that has been designed to allow residents and citizens the capability of walking, biking, etc., in a safe manner throughout the site. It should also be noted that DSP-01031/01, adopted by the Planning Board on November 15, 2001 (PGCPB No. 01-220), included a portion of the Homeowners= Association land in which an extensive sidewalk system has been incorporated into the design.

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 above finding is not directly applicable to the subject Detailed Site Plan DSP-01046, because it is for architecture only.

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 above finding is not directly applicable to the subject Detailed Site Plan DSP-01046, because it is for architecture only. However, the Final Development Plan FDP-9701 allows for 169 single-family residences in Phase I, Part I. Detailed Site Plan DSP-01031, which was approved by the Planning Board on November 15, 2001 (PGCPB No. 01-221), was found to be in general conformance with Final Development Plan FDP-9701 in terms of lot layout and road alignment, the development standards of the FDP, and the conditions of approval.

9. The Community Planning Section has determined that this application does not raise any Master Plan issues.
10. The City of Bowie had not responded to the referral request at the time of the writing of the staff report.
11. In order to ensure that prospective purchasers in this subdivision are made aware of all exterior elevations of all models approved by the Planning Board, and of the existence of an approved Detailed Site Plan, Landscape Plan, and plans for recreational facilities, these plans should be displayed in the developer's sales office.
12. The plan will, if revised in accordance with the proposed conditions of approval, represent a reasonable alternative for satisfying the Site Design Guidelines without requiring unreasonable costs and without detracting substantially from the proposed development for its intended use.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan for the above-described land, subject to the following conditions:

1. Prior to certificate approval, the following revisions shall be made to the plan, or the specified information shall be supplied:
 - a. At least sixty percent (60%) of the units smaller than 2,500 square feet in size shall have a brick or stone front. To ensure conformance with this condition, a tracking chart shall be added to the cover sheet
 - b. Materials (including, but not limited to, siding, brick, colors and shingles) and roof pitches shall be labeled on all elevations on which this information is lacking.
 - c. Architectural Guidelines which will address massing, shape, detailing, materials, and colors for the main residential structures, outbuildings, decks, porches, and greenhouses shall be submitted to be incorporated into the file.

2. No two units located next to or across the street from each other may have identical front elevations.
3. A minimum of two standard architectural features such as windows, doors, or fireplace chimneys shall be provided on all endwalls of all units. The two standard features on each endwall shall be clearly labeled on all endwall elevations.
4. The developer, its heirs, successors, and/or assigns shall insure that each builder maintains in the appropriate sales office(s) copies of its currently approved architecture (including all exterior elevations of all approved models), copies of currently approved Detailed Site Plans, Landscape Plans and plans for recreational facilities appropriate for that portion of the property being developed, as well as the corresponding approved Comprehensive Sketch Plan and Subdivision Plat.
5. All dwelling units at Fairwood shall have two-car garages.
6. The floor plans shall be made available to staff for review.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board=s action must be filed with the District Council of Prince George=s County within thirty (30) days following the final notice of the Planning Board=s decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Lowe, seconded by Commissioner Eley, with Commissioners Lowe, Eley, Scott, and Hewlett voting in favor of the motion, and with Commissioner Brown absent, at its regular meeting held on Thursday, December 13, 2001, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 20th day of December, 2001.

Trudye Morgan Johnson
Executive Director

By Frances J. Guertin
Planning Board Administrator

TMJ:FJG:LW:wrc

Case No. SP-09017

Applicant: Greenvest, L.C.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND,
SITTING AS THE DISTRICT COUNCIL

ORDER AFFIRMING PLANNING BOARD DECISION,
WITH CONDITIONS

IT IS HEREBY ORDERED, after review of the administrative record, that the decision of the Planning Board in PGCPB No. 10-49, to approve with conditions a detailed site plan for 35 single-family detached residential architectural models, on property described as 1,059 acres of land in the M-X-C Zone, for a project referred to as Fairwood, located south of Annapolis Road (MD 450), north of the John Hanson Highway (US 50), east and west side of Church Road, and approximately 1,400 feet east of the intersection of MD 450 and Greenbelt Road (MD 193), Bowie, is:

AFFIRMED, for the reasons stated by the Planning Board, whose decision is hereby adopted as the findings of fact and conclusions of law of the District Council in this case.

Affirmance of the Planning Board's decision is subject to the following conditions:

1. Prior to certificate approval, the following revisions shall be made or additional information submitted:
 - a. A note shall be added to the plans stating that 100 percent of all front elevations of the architecture approved in the subject application shall be predominantly masonry as depicted in the approved elevations.
 - b. Materials (including, but not limited to, siding, brick, and shingles) and roof pitches shall be labeled on all elevations on which this information is lacking.
 - c. Applicant shall submit floor plans for models as required by Section 27-546.07 (b) (2) of the Zoning Ordinance.

- d. A note shall be added to the plans that the height of all structures shall not exceed 50 feet and that all exterior light fixtures shall be of a downward facing design so as not to interfere with the flight operations of the adjacent airport.
 - e. A note shall be added to the plans that no two units located next to or directly across the street from one another may have identical front elevations.
 - f. The applicant shall provide revised drawings for the side elevations of the architectural models indicating a minimum of three balanced architectural features such as windows, doors, or fireplace chimneys on each side elevation and including at a minimum, one additional element of further architectural definition, articulation and/or ornamentation such as keystone arch, 4-inch trim or shutters on the windows, or brick on the water table. The revised drawings for the side elevations shall also include an alternative drawing for each side elevation of each model indicating a minimum of four architectural features and one additional element of further architectural definition, articulation and/or ornamentation to be utilized for the model should it be chosen for a lot identified as highly visible on staff's exhibit A. Final approval of said side elevation drawings shall be approved by Urban Design staff as designee of the Planning Board.
 - g. The submitted elevations for the following architectural models shall be revised to demonstrate compliance with condition 5 of DSP-04016, i.e., that all dwelling units at Fairwood shall have two-car garages:

Jefferson, Chantilly, Jasmine, Savoy, Oberlin, Roosevelt, Wynterhall, Clifton Park, Monticello, Mount Vernon, Regents Park, and Remington Place.
 - h. A note shall be added to the plans stating that the developer, his heirs, successors, and/or assignees shall display in the sales office all of the architectural plans approved by the Planning Board in the subject application.
 - i. Should additional lots come under the ownership of Greenvest, NVR, and/or Ryan homes, all lots located at intersections shall be deemed "highly visible" and receive the enhanced treatment described herein.
2. No single-family detached home subject to DSP-09017 shall be constructed with less than 2,500 square feet of finished living area above grade unless it is certified by a professional civil engineer, selected and retained by the applicant, that it is not possible to construct a home of such size on a given lot due to an inability to conform to front yard setback requirements, rear yard setback requirements, side yard setback requirements, lot coverage requirements, height requirements, elevation repetition requirements, or any other applicable development criterion contained in the bulk regulations approved in the Final Development Plans for Fairwood, or other applicable development regulations in the Prince George's County Zoning Ordinance and/or Landscape Manual. In such event, the applicant shall be allowed to construct a smaller unit provided that in no event shall such smaller unit consist of less than 2,178 square feet of finished living area above grade

and, in such event, any difference between above grade finished living area and 2,500 square feet shall be made up by offering a finished basement as a standard item for said smaller unit. Notwithstanding the above, in no event shall there be more than 30 lots out of the remaining 498 unbuilt lots in Fairwood where a home with less than 2,500 square feet of finished living area above grade shall be approved for construction. When providing 2,500 square feet of finished living area above grade, the applicant may add square footage by providing options to units which normally have less than 2,500 square feet of finished living area above grade.

Ordered this 23rd day of June, 2010, by the following vote:

In Favor: Council Members Dernoga, Bland, Campos, Dean, Exum and Harrison.

Opposed:

Abstained:

Absent: Council Members Knotts, Olson and Turner.

Vote: 6-0

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND

By: _____
Thomas E. Dernoga, Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

C O R R E C T E D R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board is charged with the approval of Detailed Site Plans pursuant to Part 3, Division 9 of the Zoning Ordinance of the Prince George's County Code; and

WHEREAS, in consideration of evidence presented at a public hearing on April 8, 2010, regarding Detailed Site Plan DSP-09017 for Fairwood, the Planning Board finds:

1. **Request:** The subject application requests the approval of 35 additional residential architectural models to augment those approved as part of Detailed Site Plan DSP-01046, the original umbrella architectural detailed site plan for the project.

2. **Development Data Summary:**

	EXISTING	APPROVED
Zone	M-X-C	M-X-C
Use	Mixed-Use	Mixed-Use
Acreage	1,059	1,059

3. **Location:** The Fairwood development in general is located south of Annapolis Road (MD 450) and north of John Hanson Highway (US 50,) east and west of Church Road, and approximately 1,400 feet east of the intersection of MD 450 and Greenbelt Road (MD 193).

4. **Surroundings and Use:** The project is bounded to the north by existing properties in the R-R and R-E zones; to the east by an existing subdivision in the R-R Zone; to the south by John Hanson Highway (US 50) with the Freeway Airport and properties in the R-A and R-E zones beyond; and to the west by Annapolis Road (MD 450) with existing residential development in the R-R Zone, a convenience store and gas station in the C-M Zone and office use in the C-O Zone.

5. **Previous Approvals:** The Fairwood project involves numerous approvals that cover a sixteen year time span. Among these previous approvals, the ones relevant to the subject application include:

- Final Decision of the District Council for Amended Zoning Map Amendment A-9894-C on May 9, 1994;
- Detailed Site Plan DSP-01046 umbrella approval for architecture approved by the Planning Board on December 13, 2001, and formalized in PGCPB Resolution 01-258, adopted by the Planning Board on December 20, 2001.

6. **Design Features:** 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 site. The project is then further divided into the following neighborhoods:

West of the Powerlines, North to South and West to East

- The Endeavor
- The Prospect
- The Bequest (Oden's Bequest and Roberts Property)
- The Vision
- The Hope
- The Pride
- The Trace
- The Greenfields
- The Promise
- The Progress

East of the Powerlines, North to South and West to East

- The Chapel (Chapel North and Chapel South)
- The Legacy
- The Discovery
- The Field
- The Folly
- The Reach

While all development east of the Potomac Electric Power Company (PEPCO) powerlines is single-family detached, two detailed site plans (DSP-02036 and DSP-03004) west of the Potomac Electric Power Company (PEPCO) lines involved townhouses exclusively, while a third (DSP-04025) involved some townhouses together with multifamily condominiums.

At the time of the approval of Detailed Site Plan DSP-01046, in order to ensure that the smallest houses in the development are aesthetically compatible with the larger ones, conditions of that approval required that the smaller models have the same level of architectural detail and that 60 percent of the units utilize brick for their front façades and limited the number of smaller models that could be included in the development. Since the applicant in the subject application has proffered 100 percent brick fronts (except for smaller gables and architectural details not traditionally done in brick), this previously approved condition becomes unnecessary for the subject approval.

The subject application proposes the inclusion of the following NVR, Inc./Ryan Homes architectural models in the list of approved architecture for the Fairwood project:

Model Name	Base Square Footage, exclusive of basements and garages
Venice	2,224
Zachary Place	2,274
Ravenwood	2,261
Zachary	2,249
Chantilly	2,214
Victoria Falls	2,472
Yorkshire	2,508
Savoy	2,178
Belford	2,196
Milan	2,528
Ravenna	2,560
Oberlin	2,632
Jasmine	2,644
Jefferson	2,680
Empress	2,708
Naples	2,760
Falcon Crest	2,801
Taylor	2,808
Verona	2,822
Courtland	2,877
Avalon	2,935
Rome	3,060
Roosevelt	3,104
Remington Place	3,111
Waverly	3,189
Greystone	3,211
Chapel Hill	3,300
Wynterhall	3,527
Highgrove	3,576
Balmoral	3,893
Clifton Park	4,576
Monticello	4,923
Mount Vernon	5,618
Regents Park	6,978

These models range from 2,178 to 6,978-base square-footage, which is exclusive of garages and basements. The architecture presented demonstrates generally good form and massing, balanced fenestration, and a mix of architectural materials. Due to a concern about the appearance of the side elevations and knowing their design would benefit from a minimum of three architectural features on these façades generally and four on side elevations on houses on lots identified as highly visible and that the side elevations for all units would benefit from some additional

architectural definition, articulation or ornamentation, a condition below requires modifications to the side elevations and approval by the Planning Board's designee (Urban Design staff) prior to signature approval.

The highly visible lots are divided by neighborhood below for ease of reference:

- The Bequest (Oden's Bequest/Robert's Property)-Section A-Lots 2, 7, 8, 21 and 34.
- The Greenfields-Section DD-Lots 29, 51, and 68.
- The Chapel-(Chapel North/Chapel South)-Section EE-Lots 1 and 8 and Section FF-Lots 4, 12, 13, 26 and 41.
- The Legacy-Section FF-Lots 42 and 67.
- The Discovery
- The Field
- The Folly
- The Reach

The last four neighborhoods listed above are collectively referred to as Section II and involve the following highly visible lots:

Lots 1 and 12

Lots 1, 7, 43, 54, 85, 89, 92, 96, 97, 104, 106, 154, 159, 194, 202, 212, 260, 263, 278, 281, 288, 307, 309 and 322.

The highly visible lots have been identified on Staff's Exhibit A.

7. **Zoning Ordinance:** The subject application has been reviewed for compliance with the requirements in the M-X-C Zone and the site plan design guidelines of the Zoning Ordinance.
 - a. The subject application is in accordance with Section 27-546.01(a), Purposes of the M-X-C Zone, because it helps accomplish the goal of providing a variety of dwelling types so as to provide housing for a spectrum of income, ages and family structures.
 - b. The subject application is in conformance with the requirements of Section 27-546.03, which governs permitted uses in the M-X-C Zone. Single-family detached residential units are a permitted use in the "single-family" and "other residential" subareas of the M-X-C Zone. All existing lots intended for single-family detached houses in the Fairwood development are located in these subareas.
 - c. The proposal is also in conformance with the requirements of Section 27-546.04, Other Regulations, regarding additional regulations for development in the M-X-C Zone. Pursuant to these regulations, the *Prince George's County Landscape Manual* is

applicable to the site, except that Section 4.7 only applies to the periphery of the project and as modified by the Fairwood Residential Design Guidelines for new construction.

- d. Lastly, the application is not in conformance with the requirements of 27-546.07(b) (2) as the applicant has not submitted the required architectural floor plans. However, a condition requires the applicant to submit floor plans for all models to be approved as part of the subject application prior to signature approval of the case, in compliance with this requirement.
8. **The requirements of Zoning Map Amendment A-9894-C:** No requirements of Zoning Map Amendment A-9894-C are directly applicable to the subject detailed site plan for the addition of architectural models to the approved umbrella architecture for the project.
 9. **Detailed Site Plan DSP-01046:** The application was approved by the Planning Board on December 13, 2001. The Planning Board subsequently adopted PGCPB Resolution No. 01-258, formalizing the approval on December 20, 2001.

The architecture listed below was included in that approval:

ALLAN HOMES (Offering 10 units ranging from 2,161-3,867 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Berkeley	3,867 - 4,243
California	3,249 - 3,505
Carmel	3,158 - 3,490
Dimension 5	2,309 - 2,597
Granada II	2,368 - 2,541
Granada III	2,526 - 2,699
Malibu	2,631 - 2,887
Santa Cruz II	2,620 - 3,276
Ventura II	2,620 - 3,040
Vista, Vista 4	2,161 - 2,334

CRAFTMARK HOMES (Offering 7 units ranging from 2,555-5,109 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Bethesda	2,555 - 4,119
Chevy Chase	2,963 - 4,316
Clifton II	2,964 - 4,385
Edgemoor	3,295 - 4,248
Oakton	3,295 - 4,980
Kenwood	4,487 - 6,194
Kenwood II	5,109 - 7,327

NU-HOMES (Offering 10 units ranging from 2,516 to 3,674 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Riverhill	2,754 – 3,016
Riverhill II	3,340 – 3,500
Talbot Expanded	2,516 – 2,567
The Tidewater	3,000 – 3,022
Seaford	3,250 – 3,270
Millwood II	2,617 – 2,665
Cambridge	3,100 – 3,386
Cambridge II	3,674 – 3,950
Talbot II	3,050 – 3,060
Salisbury	2,900 – 3,160

MARK HOMES (Offering 7 units ranging from 1,775 to 2,973 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
House A	1,873 – 2,053
House B	2,240 – 2,420
House C	2,627 – 2,627
House D	2,973 – 2,973
House E	2,472 – 2,472
Unit A-91	1,775 – 1,775
Unit 1700	2,760 – 2,760

PATRIOT (Offering 17 units ranging from 1,890 to 3,624 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Abraham Clark	2,482 – 2,758
Phillis Wheatly	2,140 – 2,240
Nathaniel Greene	2,205 – 2,445
Patriot II	2,631 – 2,731
Benjamin Banneker	2,027 – 2,215
George Mason	2,021 – 2,121
James Monroe	3,624 – 3,724
F. Scott Key	2,397 – 2,776
Victory	2,523 – 3,006
Molly Pitcher	2,702 – 3,175
John Rutledge	2,705 – 2,805
Francis Marion	2,900 – 2,916
Independence	3,120 – 3,220
John Adams	1,890 – 1,890
Betsy Ross	2,080 – 2,080
Anthony Wayne	2,451 – 2,451

Paul Revere 2,092 -2,192

WILLIAMSBURG (Offering 10 models ranging from 2,424-4,716 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
James Randolph	3,345 – 4,181
Dorchester II	3,649 – 3,821
Patrick Harrison	3,239 – 4,033
The Huntington	4,116 – 4,468
William Deaven	2,424 – 3,599
Thomas Goodwin	3,143 – 3,795
Sarah Dunmore	3,141 – 3,795
George Oliver	3,107 – 3,243
The Wythe Manor	4,379 – 4,579
The Rutledge	4,716 – 5,444

MID-ATLANTIC (Offering 12 models ranging from 2,128-4,118 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Dover 100 Series	3,682 – 5,086
Monticello	3,919 – 4,421
Amherst 1200 Series	4,118 – 5,408
Lakeview Oxford	3,835 – 4,489
Oxford	3,597 – 4,335
Somerset, Somerset 500	3,309 – 4,861
Windsor, Windsor 1400 and 1408	3,392 – 3,508
Aspen	3,331 – 4,129
Regency, Regency 600	2,128 – 2,596
Inverness 400	2,770 – 2,952
Berkshire 300	2,753 – 2,753
Cambridge 700	3,133 – 3,687

GRAYSON HOMES (Offering 12 models ranging from 1,960-4,200 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
3800	3,800 – 4,376
4200	4,200 – 4,728
Auburn	3,500 – 4,081
Carlyle	3,006 – 3,571
Clayton	3,240 – 3,933
Greystone II	2,900 – 3,668
Tennyson	3,377 – 3,972
The Browning	2,747 – 3,418
The Shelton	1,960 – 2,136

Meriwether	2,046 – 2,238
The Austen	2,306 – 2,553
Mansfield	2,395 – 2,535

RYLAND HOMES (Offering 7 models ranging from 2,137-3,180 base square feet)

<i>Unit Name</i>	<i>*Living Area</i> (square feet)
Southhill	3,180 – 4,551
Penhurst	2,781 – 4,139
Chartwell II	2,745 – 4,272
York	2,137 – 2,901
Oakhurst	2,295 – 3,167
Bradford	2,360 – 3,674
Barrington II	2,520 – 3,674

**Square footage includes all finished livable areas and not garage or basement square footage.*

Relevant conditions of that approval are listed in **bold-faced type** and followed by comment.

- 2. No two units located next to or across the street from each other may have identical front elevations.**

This condition has been carried forward as a condition of the subject approval to ensure the applicant is in compliance with this requirement.

- 3. A minimum of two standard architectural features such as windows, doors, or fireplace chimneys shall be provided on all endwalls of all units. The two standard features on each endwall shall be clearly labeled on all endwall elevations.**

The requirements of this condition have been carried forward in modified form in a condition below. However, in the interest of improving the side elevations for the project, three well-balanced endwall features should be required for all side elevations and four on highly visible lots, as indicated on Staff's Exhibit A. Furthermore, one additional element of architectural definition, articulation and/or ornamentation would improve the side elevations and has been added to the architectural drawings, with final design to be approved by the Urban Design Section as designee of the Planning Board. With these suggested enhancements, the applicant exceeds the requirements of this previously approved condition.

- 4. The developer, its heirs, successors, and/or assigns shall insure that each builder maintains in the appropriate sales office(s) copies of its currently approved architecture (including all exterior elevations of all approved models), copies of currently approved Detailed Site Plans, Landscape Plans and plans for recreational facilities appropriate for that portion of the property being developed, as well as the corresponding approved Comprehensive Sketch Plan and Subdivision Plat.**

This condition has brought forward to the subject approval requiring that plans for all the newly approved architectural units are maintained in the appropriate sales office. The applicant is in conformance with the requirements of this condition.

5. All dwelling units at Fairwood shall have two-car garages.

A condition below requires that, prior to signature approval, the applicant submit color architectural elevations indicating the required two-car garages, for all models included in the subject application.

6. The floor plans shall be made available to staff for review.

A condition below requires that prior to signature approval, the applicant shall submit floor plans for models as required by Section 27-546.07(b) (2) of the Zoning Ordinance.

10. **Prince George's County Landscape Manual:** The subject application does not alter the findings of conformance with the requirements of the *Prince George's County Landscape Manual* made in previous applications regarding the Fairwood project. The project is subject to the requirements of the Landscape Manual per Section 27-546.04 of the Zoning Ordinance, pursuant to these regulations. The Landscape Manual is applicable to the site except that Section 4.7 only applies at the project's periphery.
11. **Woodland Conservation and Tree Preservation Ordinance:** The subject application does not alter the findings of conformance with the requirements of the Woodland Conservation and Tree Preservation Ordinance made in previous applications regarding the Fairwood project.
12. **Referral Agencies and Divisions:** The subject application was referred to the City of Bowie and the Fairwood Community Association. The referral comments are summarized as follows:
 - a. **The City of Bowie**—A representative of the City of Bowie, in an e-mail dated March 15, 2010, indicated that they would not be taking a position on the subject application.
 - b. **The Fairwood Community Association**—The Fairwood Community Association, Inc. ("HOA"), in a fax dated November 7, 2009, stated that the Architectural Subcommittee on behalf of the HOA Executive Committee, confirmed that they had met with and relied solely on the architectural elevations provided by NVR and stated that they would recommend approval of the project if the approval were made subject to the following conditions:
 - (1) Ryan Homes promptly build and staff the Jasmine model Elevation "E" as a model home once a model home permit can be obtained. The first model will be representative of entry level detached homes to be offered at Fairwood by NVR. It will be located in the Chapel Neighborhood with above standard interior

appointments and constructed at times and in a manner to minimize disturbance to residents and in compliance with local ordinances.

- (2) NV Homes will build and staff a single-family, detached model with no less than approximately 3,200 square feet of living space above grade (excluding basement). Such model will be constructed promptly once a building permit is available and the lots east of Church Road enable sales reservations or contract of sales. It will be representative of mid to high-end detached house products offered at Fairwood by NVR.
- (3) All single-family detached homes offered in the Fairwood community by Ryan Homes or NV Homes will have a minimum of 2,178 square feet of liveable space above grade (excluding basements).

The smallest model under consideration in this application measures 2,178 square feet, in conformance with this suggested requirement.

- (4) All homes offered in the Fairwood Community will have predominately brick front elevations.
- (5) The HOA Executive Committee will be afforded a reasonable period of time by NVR, not to exceed twenty days, after receipt of any proposed "New Plans" (as defined below) to comment and offer suggestions prior to submission by NVR of any and all new house types and/or products (together with the requisite drawings, specifications and related explanatory information). In the event a public hearing is required to approve any New Plans, the Executive Committee will submit its comment in person or in writing at the public hearing.
- (6) A temporary sales trailer will be located in the Chapel section of the community. This location has been mutually agreed to between Greenvest, the Executive Committee and NVR. The sales trailer will be in operation until the Ryan Jasmine model is constructed and operational.
- (7) The Executive Committee hereby gives its approval with the stated conditions for the elevations noted above but reserves the right to comment on any and all matters regarding detailed site plan applications for Fairwood or other matters not otherwise noted and expressly addressed herein above.

As the applicant has not proffered the above agreements with the Fairwood Community Association as conditions of the subject approval, the Planning Board finds that this is a private agreement between the two parties without being incorporated into the Planning Board's conditions. The Planning Board would appreciate a copy of the latest revised architectural guidelines for inclusion in the case file.

13. **Required Findings:** As required by Section 27-285(b) of the Zoning Ordinance, 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. Additionally, as required by Section 27-546(c)(1)-(5) of the Zoning Ordinance for detailed site plan approval in the MXC Zone, the following findings may be made as described below. Each required finding is included in **boldface type** below and followed by staff comment:

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 significant open spaces,**

The subject application further varies the architectural offerings in the subdivision; thus the finding may be made that the application provides housing for a spectrum of incomes, ages, and family structures. Combined with numerous other approvals for commercial and other uses, the subject application helps promote a balanced mix of residential, commercial, recreation and public uses.

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

These required findings numbered 2, 3 and 4 are not an issue. The Planning Board notes however, the subject application does not affect these findings made in previous Fairwood applications.

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.**

While there were no specific architectural requirements in the approved Final Development Plans, the application is in conformance with the several conditions in Detailed Site Plan DSP-01046, the approved umbrella architecture application for the development.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George's County Code, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and APPROVED the Detailed Site Plan DSP-09017, subject to the following conditions:

1. Prior to certificate approval, the following revisions shall be made to the plan, or the specified information shall be supplied:
 - a. A note shall be added to the plans stating that 100 percent of all front elevations of the architecture approved in the subject application shall be predominantly masonry as depicted in the approved elevations.
 - b. Materials (including, but not limited to, siding, brick, and shingles) and roof pitches shall be labeled on all elevations on which this information is lacking.
 - c. Applicant shall submit floor plans for models as required by Section 27-546.07(b)(2) of the Zoning Ordinance.
 - d. A note shall be added to the plans that the height of all structures shall not exceed 50 feet and that all exterior light fixtures shall be of a downward facing design so as not to interfere with the flight operations of the adjacent airport.
 - e. A note shall be added to the plans that no two units located next to or directly across the street from one another may have identical front elevations.
 - f. The applicant shall provide revised drawings for the side elevations of the architectural models indicating a minimum of three balanced architectural features such as windows, doors, or fireplace chimneys on each side elevation and including at a minimum, one additional element of further architectural definition, articulation and/or ornamentation such as *a keystone arch, 4-inch trim or shutters on the windows or brick on the water table. The revised drawings for the side elevations shall also include an alternative drawing for each side elevation of each model indicating a minimum of four architectural features and one additional element of further architectural definition, articulation and /or ornamentation to be utilized for the model should it be chosen for a lot identified as highly visible on staff's exhibit A. Final approval of said side elevation drawings shall be approved by Urban Design staff as designee of the Planning Board.

*Denotes Correction

Underlining indicates new language

[Brackets] and ~~strikethrough~~ indicate deleted language

- g. The submitted elevations for the following architectural models shall be revised to demonstrate compliance with Condition 5 of Detailed Site Plan *[DSP-04016] DSP-01046, i.e., that all dwelling units at Fairwood shall have two-car garages:

Jefferson
Chantilly
Jasmine
Savoy
Oberlin
Roosevelt
Wynterhall
Clifton Park
Monticello
Mount Vernon
Regents Park
Remington Place

- h. A note shall be added to the plans stating that the developer, his heirs, successors, and/or assignees shall display in the sales office all of the architectural plans approved by the Planning Board in the subject application.
- i. Should additional lots come under the ownership of Greenvest, NVR and/or Ryan homes, all lots located at intersections shall be deemed "highly visible" and receive the enhanced treatment described herein.

BE IT FURTHER RESOLVED, that an appeal of the Planning Board's action must be filed with the District Council of Prince George's County within thirty (30) days following the final notice of the Planning Board's decision.

* * * * *

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Cavitt, seconded by Commissioner Vaughns, with Commissioners Cavitt, Vaughns and Parker voting in favor of the motion, and with Commissioners Squire and Clark absent at its regular meeting held on Thursday, April 8, 2010, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 22nd day of April 2010 *and corrected on June 23, 2010.

Patricia Colihan Barney
Executive Director

By Frances J. Guertin
Planning Board Administrator

PCB:FJG:RG:arj:wrc

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