

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