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Detailed Site Plan

DSP-08029

Application	General Data	
Project Name: Fairwood Day Care, Parcel C, Block 1	Date Accepted:	09/05/2008
	Planning Board Action Limit:	11/14/2008
	Plan Acreage:	2.34
Location North side of Fairwood Parkway, and northwest of its intersection with Mount Oaks Sanctuary Drive.	Zone:	M-X-C
	Dwelling Units:	NA
	Gross Floor Area:	11,960
Applicant/Address: Learning Care Group 130 S. Jefferson Street, Ste. 450 Chicago, IL 60661	Planning Area:	71A
	Tier:	Developing
	Council District:	06
	Municipality:	None
	200-Scale Base Map:	207NE11
Purpose of Application	Notice Dates	
A detailed site plan for an 11,960-square-foot Day Care Center for 182 children within the Fairwood Community.	Informational Mailing:	06/06/2008
	Acceptance Mailing:	09/04/2008
	Sign Posting Deadline:	10/14/2008

Staff Recommendation		Staff Reviewer: H. Zhang, AICP	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Detailed Site Plan DSP-08029, Fairwood Day Care

The Urban Design staff has completed the review of the subject application and appropriate referrals. The following evaluation and findings lead to a recommendation of APPROVAL with conditions, as described in the recommendation section of this report.

EVALUATION

This Detailed Site Plan was reviewed and evaluated for compliance with the following criteria:

- a. The requirements of Zoning Map Amendment A-9894-C.
- b. The requirements of Comprehensive Sketch Plan CP-9504.
- c. The requirements of Final Development Plan FDP-0001.
- d. The requirements of Preliminary Plan of Subdivision 4-00057 and final plat.
- e. The requirements of Detailed Site Plan DSP-99034.
- f. The requirements of Infrastructure Detailed Site Plan DSP-02015.
- g. The requirements of the Zoning Ordinance in the M-X-C Zone and additional requirements for Day Care Center for Children (as stated in Section 27-541.01.01).
- h. The requirements of the *Prince George's County Landscape Manual*.
- i. The requirements of the Woodland Conservation and Tree Preservation Ordinance.
- j. Referral comments.

FINDINGS

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

1. **Request:** The subject application is for approval of a detailed site plan for an 11,960-square-foot day care center for 182 children within the Fairwood Community.

2. **Development Data Summary:**

	EXISTING	PROPOSED
Zone(s)	M-X-C	M-X-C
Use(s)	Vacant	Day care Center for Children
Acreage	2.36	2.36
Parcels	1	1

Other Development Data

	REQUIRED	PROPOSED
Total Parking Spaces	23(1 space per 8 children)	42
Of Which standard parking spaces	-	40
Handicapped van accessible spaces	1	2
Loading space	1	None

3. **Location:** The subject site is located on the north side of Fairwood Parkway, in the northwest quadrant of its intersection with Mount Oaks Sanctuary Drive, within Phase I, Part 2, of the Fairwood project, in Planning Area 71A and Council District 6.

4. **Surrounding Uses:** Final Development Plan FDP-0001 designated the subject site as “Nonresidential Area”. The subject site is bounded on the west and north sides by a public green open space that has been dedicated to The Maryland-National Capital Park and Planning Commission; and on the east and south sides by the rights-of-way of Mount Oaks Sanctuary Drive and Fairwood Parkway. Further across Mount Oaks Sanctuary Drive to the east is a property designated as “Community Use” and further across Fairwood Parkway to the south is property designated as “Residential Use” that has been developed into single-family detached subdivision.

5. **Previous Approvals:** The subject site is within a larger development with a total acreage of 1,057.69 known as Fairwood, which was rezoned from the R-E to the M-X-C Zone through Zoning Map Amendment A-9894-C, for 1,799 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office/service/institutional uses, and some other “community space.” It was approved by the District Council on May 9, 1994. The M-X-C Zone requires multistep reviews and approvals. On September 5, 1996, Comprehensive Sketch Plan CP-9504 for Phase I of the Fairwood development was approved by the Planning Board (Resolution PGCPB No. 96-241), consisting of 471 acres of land and approximately 1,000 units and 100,000 square feet of retail space and 250,000 square feet of office/service/institutional uses. On January 17, 2002, Comprehensive Sketch Plan CP-0101 was approved by the Planning Board (Resolution PGCPB No. 02-17(C)) for Phase II of the Fairwood development, consisting of 586.69 acres of land and approximately 1,000 units. The Preliminary Plan of Subdivision, 4-00057, for Fairwood, Phase I, Part 2, covering the subject property, was approved with 20 conditions by the Planning Board on January 4, 2001 (resolution adopted on January 25, 2001, PGCPB No. 01-07 (C)). The Final Development Plan for Phase I, Part 2, of Fairwood including the subject property, FDP-0001, was approved with four conditions by the Planning Board on January 4, 2001, (resolution adopted on January 25, 2001, PGCPB No. 01-09). The subject site is also covered by an infrastructure Detailed Site Plan, DSP-02015, for Phase I Part 2 B, which includes 179.11 acres of Phase I, Part 2, was approved by the Planning Board on July 11, 2002, subject to four conditions (resolution adopted on September 5, 2002, PGCPB No. 02-157). DSP-02015 is limited to the proposed

grading of the site, the installation of utilities, streets and the stormwater management ponds for a portion of Phase I, Part 2, including a Type II Tree Conservation Plan TCPII/4/02-01.

In addition, two previous approvals cover the entire Fairwood site and are still valid. DSP-01046 is an umbrella architecture scheme for all single-family detached houses in Fairwood, which was approved by the Planning Board on December 20, 2001 (Resolution PGCPB No. 01-258). Because the subject DSP is for nonresidential use, the conditions of DSP-01046 are not applicable to the review of this case. The other approval is DSP-99034 (a comprehensive signage plan), which was approved by the Planning Board (Resolution PGCPB No. 99-243) on January 6, 2000. The site also has an approved Stormwater Management Concept Plan #19079-2008-00, which is good through June 19, 2011.

6. **Design Features:** The subject site is located at the intersection of Fairwood Parkway and Mount Oaks Sanctuary Drive with one access point off each roadway leading to the surface parking lot in the front of the rectangular building. A smaller parking lot connecting to the main one is also located to the west of the building. A stormwater management pond is located between the intersection and the main surface parking lot. A 16,250-square-foot outdoor play area is located in the northern portion of the site behind the building.

The proposed day care center building is a one-story building and is designed in a symmetrical form with a hip roof. The main elevation fronting the intersection is designed with six bays with an entrance pavilion that has a cross gable roof intersecting the hip roof. The elevation is conceived in a three part composition. The elevation features a large roof section with dormer windows and a less distinct base section that visually merges into the middle section of the building because both the base and middle sections are finished with the same color brick. A small precast concrete cream-color accent band has been used on the columns between windows to define the base of the building. A large aluminum window system has been employed on the elevation. An EIFS (Exterior Insulation Finishing System) band with keystone has been provided to decorate the top of the windows. Similar treatments in terms of window style, finishing materials, and accent bands are seen on the other three elevations. The building is finished with brick on all four sides. Brick is also employed on the base of the proposed gateway sign and dumpster enclosure.

One light fixture detail has been provided with this DSP. The detail sheet shows a pole light without enough information to determine if the light fixture is fully shielded. In accordance with previous approvals for the Fairwood development, staff recommends a site plan note be placed on the site plan indicating that all outdoor light fixtures should be fully shielded, full-cut-off, and outdoor light fixtures will be equipped with timing devices to turn off or reduce the level of illumination (consistent with security requirements) when the building is not in use.

Signage included with this DSP is one gateway sign and a building-mounted sign. The gateway sign is located on the west side of the main access road to the site from Fairwood Parkway. The gateway sign has approximately 30 square feet of sign face area. The building-mounted sign is located on the cross gable on the top of the main entrance. The building-mounted sign has approximately 45.5 square feet of sign face area.

COMPLIANCE WITH EVALUATION CRITERIA

7. **Zoning Map Amendment A-9894-C and the Accompanying Preliminary Development Plan:** Zoning Map Amendment A-9894-C and the accompanying preliminary development plan were

approved by the District Council on May 9, 1994, subject to 22 conditions. Three conditions are applicable to the review of this detailed site plan for nonresidential use as follows:

- 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 phase of approval.**

Comment: The development cap for Fairwood has been further broken down for Phase I at the time of Comprehensive Sketch Plan CP-9504 approval as contained in Condition 6 below. In addition to the above-mentioned square footage for each nonresidential use, the new condition also contains a trip cap component as an option to the development cap. All nonresidential uses of the Fairwood Development are located in Phase I. Most of the above uses are within the shopping center and the community center. The approved Fairwood Green Shopping Center Detail Site Plan (DSP-03083) includes 117,691 square feet of retail, 8,400 square feet of office, a 3,531-square-foot bank, and a gas station with a 420-square-foot kiosk. The approved Fairwood Community Center Detailed Site Plan (DSP-02052) has a total of 6,679 square feet of nonresidential uses. According to the review of the Transportation Planning Section (Masog to Zhang, October 9, 2008), with the approval of the proposed day care center for children in this DSP, the entire development is still within the trip cap established in Comprehensive Sketch Plan CP-9504. The addition of 11,960 square feet of day care center space will bring the total of office/service/institutional uses up to 80,990 square feet which is still below the 250,000-square-foot development limit.

- 22. The Nonresidential Area shall contain a balanced mix of those uses permitted by definition (Section 27-546.02(a) (2)).**

Comment: The uses contained in Section 27-546.02(a)(2) for a nonresidential area consist primarily of private institutional, private educational, governmental administrative buildings, civic, judicial, office, retail, hotel, motel, and other commercial uses, including all other nonresidential uses set forth in Division 3 of Part 10 of the Subtitle, which is the permitted use table for Mixed-Use Zones. The approved FDP-0001 for Phase I, Part 2 further refines the preferred uses on the subject site as institutional/Office, and other permitted uses with a total gross floor area no more than 125,000 square feet. The DSP proposes 11,960 square feet of day care center and is in conformance with this condition.

8. **Comprehensive Sketch Plan CP-9504:** The Planning Board approved Comprehensive Sketch Plan CP-9504 on September 5, 1996, subject to eight conditions. The District Council affirmed the Planning Board’s approval on February 24, 1997 with two additional conditions. None of the conditions is specifically applicable to the review of this detailed site plan, except for Condition 6, which sets a total level of development for Phase I.

- 6. Development of the subject property under Phase I shall be limited to a total of 1,000 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office and institutional uses, or any combination of these or other permitted uses which generate no more than 1145 AM and 1276 PM peak hour trips as determined under the Guidelines for the Analysis of the Traffic Impact of Development Proposals, as revised in April 1989.**

Comment: The subject DSP proposes 11,960 square feet of day care center for children and thus is subject to the retail and office limit of the above condition. The Transportation Planning

Section has made a thorough review of all the approved and pending development proposals of the Fairwood project so far and indicates that the development cap as shown in Condition 6 is a trip cap, which suggests that the development mix can vary, as long as the number of trips generated by the development is not exceeded. The Transportation Planning Section concludes that the current plan for development of the commercial center, in consideration of other approved and planned development within Phase I, is consistent with the limits established by the trip cap. (See Transportation Planning Section memorandum, Masog to Zhang, October 9, 2008, for a detailed discussion.)

9. **Final Development Plan FDP-0001:** Final Development Plan FDP-0001, constituting Phase I, Part 2 and encompassing 211.4 acres (a little more than half) of the land area approved under Comprehensive Sketch Plan CP-9504, was approved by the Planning Board on September 11, 1997, subject to ten conditions. None of the conditions is specifically applicable to the review of this DSP.
10. **Preliminary Plan of Subdivision 4-00057:** Preliminary Plan of Subdivision 4-00057 was submitted and reviewed concurrently with FDP-0001. The Planning Board approved Preliminary Plan of Subdivision 4-97024 on January 4, 2001, subject to 20 conditions. The following conditions are relevant to the detailed site plan review:

3. **Development of this site shall be in conformance with the approved stormwater concept plan, Concept #8322664-2000-01.**

Comment: The subject site has an approved stormwater management concept plan which was approved based on the previous concept approvals for the property. The subject site also has a recorded plat. This condition has been fulfilled.

5. **Development of this subdivision shall be in compliance with the approved Type I Tree Conservation Plan (TCPI/47/00). The following note shall be placed on the Final Plat of Subdivision:**

Development is subject to restriction shown on the approved Type I Tree Conservation Plan (TCPI/47/00), or as modified by the Type II Tree Conservation Plan, and precludes any disturbance or installation of any structure within specific areas. Failure to comply will mean a violation of an approved Tree Conservation Plan and will make the owner subject to mitigation under the Woodland Conservation/Tree Preservation Policy and Subtitle 25.

Comment: The subject site for Fairwood Day Care is a portion of a larger site covered in a previously approved Type II Tree Conservation Plan, TCPII/04/02, included with the infrastructure Detailed Site Plan DSP-02015. TCPII/04/02 has been prepared based on TCPI/47/00. According to a review by the Environmental Planning Section (Finch to Zhang, 10/03/2008), the subject application has been found to be consistent with the previously approved TCPII/04/02. No revisions to the previously approved plans are required.

8. **At the time of Detailed Site Plan the applicant shall provide alternative alignment and construction options that evaluate the proposed PMA impacts on Lots 1 and 2, Block K due to driveway construction.**

Comment: This condition is not applicable to this DSP.

17. Any buildings located on part of Block I, Parcel A; Block I, Parcels C, D, E, F, and G; Block O; Block P; and Block Q, shall be fully sprinklered in accordance with National Fire Protection Association Standard 13D/13/ and all applicable Prince George's County Laws.

Comment: This condition will be carried forward as a condition of this DSP because the subject site is Parcel C.

11. **Detailed Site Plan DSP-99034:** DSP-99034 is a comprehensive signage program for the entire Fairwood project mandated by Condition 2 attached to the approval of Final Development Plan FDP-9701. DSP-99034 was approved by the Planning Board on January 6, 2000, with requirements on nonresidential signage, which includes commercial signage and office/institutional signage as follows:

NONRESIDENTIAL SIGNAGE

This signage includes commercial signage and office/institutional signage. This signage is divided into three (3) categories: gateway signs, freestanding identification signs, and building mounted identification signs.

Commercial Gateway Signs

Gateway signs will identify the entrances into commercial neighborhoods (Activity Centers). The text will include the name of the Activity Center. The maximum height will be ten (10) feet, and the maximum size of the text/logo area will be 30 square feet. These signs will be monument style and will be illuminated internally or externally. Landscaping will include a combination of trees and shrub plantings.

Commercial Freestanding Identification Signs

This signage will be permitted on a limited basis for the identification of individual (retail) buildings including the supermarket and the various pad sites. The text will include the identifying logo and/or name of the individual business. Text for the service station, for example, will include gasoline prices and other information as required by regulatory agencies. This signage will have a brick base and will conform to the appearance and character of the other Fairwood signs. Illumination will be either internal or external. The maximum height will be six (6) feet and the maximum area of the sign will be 60 square feet.

Commercial Building-Mounted Identification Signage

Wall-mounted signage will be permitted for the identification of individual commercial buildings. Where a building faces two streets, one sign may be permitted facing each street. Roof-mounted signs or signs protruding above the roof line or the parapet wall are not permitted. The text will be limited to the name of the building or logo. The signage will be composed of individual dimensional letters. The specific sizes for an individual project will be established at the time of Detailed Site Plan submission. Where multiple tenants occupy a building, ground floor tenants may have individual signs of a standardized format located on the first level.

At the time of Detailed Site Plan project-specific signs will be developed identifying standard sizes and designs.

INSTITUTIONAL/OFFICE SIGNAGE

Freestanding Identification Signs

Institutional/Office buildings within the Village Green (Activity Center) area will not be permitted signs that are freestanding. In Non-Residential areas outside the Village Green, a single freestanding sign similar to the format for commercial freestanding identification signs will be permitted for the identification of institutional/office uses. The text will be limited to the name of the building. The maximum height of the structure containing the sign will be six (6) feet and the maximum sign area will be 60 square feet.

Institutional/Office Building-Mounted Identification Signs

A single building mounted sign will be permitted for the identification of individual institutional/office buildings. Where a building faces two streets, one sign may be permitted facing each street. These signs will be located at the top of the building wall. Roof-mounted signs or signs protruding above the roof line or the parapet wall are not permitted. The signage is to be composed of individual dimensional letters and the text will be limited to the name and/or logo of the business or institution. At the time of Detailed Site Plan review the specific sizes for an individual project will be established. The maximum size of the letters will be limited to 24 inches and the maximum sign area will be limited to 100 square feet. On buildings with multiple tenants, small, individual, wall-mounted signs will be allowed for each tenant. The signage will be no larger than fifteen (15) square feet per sign, and will be located at the lower level and in relation to the front door of the institution or office. At the time of Detailed Site Plan review a program and format for these signs will be submitted for approval. Tenants on upper levels will have identification signage on a directory only. Signs may be internally illuminated by backlighting an opaque face.

Comment: As discussed previously, two signs have been proposed with this DSP. One is a gateway sign and the other is a building-mounted sign. Both signs are consistent with the above sign design guidelines.

12. **Detailed Site Plan DSP-02015:** Infrastructure Detailed Site Plan DSP-02015, covering the subject site is limited to the proposed grading, installation of utilities, streets and stormwater management ponds of Phase I, Part 2. The Planning Board approved the detailed site plan on July 11, 2002, with four conditions. None of the conditions of approval is applicable to the review of this Detailed Site Plan.
13. **The Requirements of the M-X-C Zone (Section 27-546.07(c)) and Specific Requirements for a Day Care Center for Children:** In addition to the findings required for the Planning Board to approve a Detailed Site Plan (Zoning Ordinance, Part 3, Division 9), the Planning Board shall also find:
 - a. According to Section 27-546.07(c), "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:"

- (1) **The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone;**
- (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 the development which are 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 the types and textures of materials, landscaping and screening, street furniture, and lighting, both natural and artificial.**
- (5) **The Detailed Site Plan is in general conformance with the approved Final Development Plan. Where not defined in an approved Development Plan, the design standards of the zone most compatible with the M-X-C Zone shall be applicable.**

Comment: The subject application is a DSP for a day care center building within the Fairwood Community. The proposed development is in conformance with the purposes and other provisions of the M-X-C Zone, because the proposed use is a permitted use and will be an integrated element for the entire community. The proposed development is also in general conformance with the approved comprehensive sketch plan and final development plan as discussed in Findings 8 and 9.

- b. There are no specific requirements for a day care center in the mixed-use zones. The specific regulations for a day care center for children in the comprehensive design zones as stated in Section, 27-541.01.01, Day care center for children, of the Zoning Ordinance, have been determined to be most appropriate for review of this DSP as follows:

- (a) **A day care center for children permitted (P) in the Table of Uses shall be subject to the following:**
 - (1) **Requirements.**
 - (A) **An ample outdoor play or activity area shall be provided, in accordance with the following:**
 - (i) **All outdoor play areas shall have at least seventy-five (75) square feet of play space per child for fifty percent (50%) of the licensed capacity or seventy-five (75) square feet per child for the total number of children to use the play area at one (1) time, whichever is greater;**

Comment: The subject DSP is a day care center development for 182 children. The DSP provides a total of 16,250 square feet of outdoor play area that is located to the rear of the proposed building. The outdoor play area is ample to accommodate the play needs of the children.

- (ii) **All outdoor play areas shall be located at least twenty-five (25) feet from any dwelling on an adjoining lot, and shall be enclosed by a substantial wall or fence at least four (4) feet in height;**
- (iii) **A greater set back from adjacent properties or uses or a higher fence may be required by the Planning Board if it determines that it is needed to protect the health and safety of the children utilizing the play area;**

Comment: The subject site is surrounded on the north and west sides by the parkland that has been dedicated to The Maryland-National Capital Park and Planning Commission. The site is bounded by the right-of-ways of Fairwood Parkway and Mount Oaks Sanctuary Drive. No residential zoned property is adjacent to the subject site.

- (iv) **In the R-P-C Zone, where the zoning subcategories are Commercial or Industrial Zones, an off-premises outdoor play or activity area shall be located in proximity to the day care center, and shall be safely accessible without crossing (at grade) any hazardous area, such as a street or driveway;**

Comment: The requirement is not applicable to this DSP because the site is located within M-X-C Zone.

- (v) **The play area shall contain sufficient shade during the warmer months to afford protection from the sun;**

Comment: The DSP provides four 20-foot-diameter hexagonal shade structures within the outdoor play area. The proposed outdoor play area contains sufficient shade.

- (vi) **Sufficient lighting shall be provided on the play area if it is used before or after daylight hours to insure safe operation of the area; and**
- (vii) **Outdoor play shall be limited to the hours between 7 A.M. and 9 P.M.**

Comment: According to the applicant, the operation hours of the proposed outdoor play area will be in line with the prevailing practices in the region. Outdoor play will be limited after 9:00 a.m. in the morning and before dark in the afternoon.

(2) **Site plan.**

(A) **A Detailed Site Plan shall be approved for the center, in accordance with Part 3, Division 9, of this Subtitle, to insure compliance with the provisions of this Section.**

Comment: The DSP complies with this specific section and is in accordance with Part 3, Division 9 of the Subtitle 27.

(B) **In addition to the submittal requirements of Part 3, Division 9, the Detailed Site Plan shall show:**

- (i) **The proposed enrollment;**
- (ii) **The location and use of all buildings on adjoining lots;**
- (iii) **The location and size of outdoor play or activity areas; and**
- (iv) **The location, quantity, and type of screening and landscaping.**

Comment: The above information has been provided on the site plan.

14. ***Prince George's County Landscape Manual:*** The interior of the Fairwood development is exempt from Section 4.7, Buffering Incompatible Uses, of the *Prince George's County Landscape Manual*. It should be noted that interior buffers are reviewed on a case-by-case basis when plans are submitted that would normally require a bufferyard. The proposed development is only subject to Section 4.2 Commercial and Industrial Landscaped Strip Requirements, Section 4.3 Parking lot requirements, and Section 4.4 Screening Requirements, of the Landscape Manual.
- a. Section 4.2 requires a landscaped strip be provided on the property adjacent to all public rights-of-way. This property is fronting on Mount Oaks Sanctuary Drive and Fairwood Parkway. The frontage along Mount Oaks Sanctuary Drive that has a total 220.76 linear feet is subject to this requirement. The applicant has chosen Option 1 to provide a ten-foot landscaped strip with one shade tree and ten shrubs for each 35 feet of the property line. The Landscape Plan meets this requirement.
 - b. Section 4.3 (a) requires a landscaped strip be provided when a parking lot is adjacent to a public right-of-way. The proposed parking lot is fronting on Fairwood Parkway and a landscaped strip is required in accordance with this requirement. The Landscape Plan uses Option 1 which is a ten-foot-wide landscaped strip with one shade tree and 35 shrubs for each 35 linear feet of the property line. The Landscape Plan shows a total of 396.22 feet and is consistent with the requirement.

Section 4.3(c) requires a certain percentage of the interior planting area to be provided within the parking lot. The site plan shows a parking area between 7,000 and 49,999 square feet. According to Section 4.3 (c), a minimum five percent of the total area of the parking lot should be an interior planting area with one shade tree per each 300 square feet of interior planting area. The Landscape Plan provides 9.1 percent of the parking lot as the interior planting area and the required shade trees.

- c. Section 4.4 requires that all dumpsters be carefully located and be screened from all adjacent properties. The subject site has one dumpster that is located in the western portion of the site. The DSP shows a brick screening wall that meets the screening requirements of Section 4.4.
- d. In previous approvals for the Fairwood development, the Planning Board has encouraged the applicant to use as many native plants on the site as possible. As such, a standard condition regarding the use of native plants has been carried forward with this DSP as a condition prior to certification as follows:

“In a good faith effort to increase the percentage of native plant species used on the site, revise the landscape plans to include calculations showing approximately more than 30 percent and as many as 50 percent native and/or native hybridized plant species.”

- 15. **Woodland Conservation and Tree Preservation Ordinance:** This property is subject to the provisions of the Prince George’s County Woodland Conservation Ordinance because the gross tract area is in excess of 40,000 square feet, there are more than 10,000 square feet of existing woodland on site, and there are previously approved Tree Conservation Plans, TCPI/47/00, TCPII/04/02 and its revisions.

The subject DSP is in conformance with the approved TCPII/04/02 according to the review by the Environmental Planning Section (Finch to Zhang, October 3, 2008). No revisions to the previously approved plans are required. There are no existing woodlands or woodland conservation areas located within the limits of this application.

- 16. **Referral Comments:** The subject application was referred to the concerned agencies and divisions. The referral comments are summarized as follows:

- a. In a memorandum dated August 2, 2007, the Community Planning North Division noted that the application is consistent with the 2002 General Plan Development Pattern Policies for the Developing Tier and is also in conformance with the 2006 *Approved Master Plan for Bowie and Vicinity and Sectional Map Amendment for Planning Areas 71A, 71B, 74A, 74B* land use recommendation for mixed-use community land uses.
- b. The Transportation Planning Section, in a memorandum dated October 9, 2008, summarized the applicable conditions attached to previously approved Basic Plan A-9894-C, Comprehensive Sketch Plan CP-9504, Final Development Plan FDP-0001, and Preliminary Plan of Subdivision 4-00057. The staff has also explained the trip cap concept that was approved with both Basic and Comprehensive Sketch Plans as follows:

The entire Fairwood site has an overall cap on development. Consistent with the overall cap each Comprehensive Sketch Plan for the Fairwood development includes a trip cap, which suggests that the development mix can vary, as long as the number of trips

generated by the development is not exceeded. The development cap for Phase I of Fairwood, as defined by CP-9504, is defined as 1,000 dwelling units, 100,000 square feet of retail space, 250,000 square feet of office and institutional uses, “or any combination of these or other permitted uses which generate no more than 1145 AM and 1276 PM peak-hour trips...” The following developments are approved, pending, or planned in conceptual form for Phase I:

Development Type	Development Quantity	Status	AM Trip Generation	PM Trip Generation
Single-family detached	273	DSP-01031/02015	205	246
Single-family detached	46	DSP-05069	35	41
Single-family attached	232	DSP-02036/03004	162	186
Single-family attached	87	DSP-05030	61	70
Multifamily	213	DSP-04025	111	128
Retail	133,829 sq. ft.	DSP-03093/01	0	385
Office	50,000 sq. ft.	DSP-06089	90	83
Day Care	182 students	This Plan	48	44
Total			712	1,183

The trip generation makes allowance for pass-by traffic, and it includes a ten percent reduction for internal trip satisfaction due to the mixed-use nature of the Fairwood development. The mix of uses proposed is within the trip cap established by the Comprehensive Sketch Plan. It is noted that Basic Plan A-9894 limits the Fairwood development to “1,799 dwelling units, 100,000 square feet of retail space, and 250,000 square feet of office/service/institutional uses.” Since both A-9894 and CP-9504 were reviewed by the District Council, and it was determined that CP-9504 was consistent with the Basic Plan, it is concluded that the Comprehensive Sketch Plan condition should govern. As CP-9504 includes the trip cap, it is determined that the current plan for development of the day care center, in consideration of other approved and planned development within Phase I, is consistent with the limits established by the trip cap.

The Transportation Planning Section concludes that the subject property complies with the necessary findings for a detailed site plan as those findings may relate to transportation.

In a separate memorandum from the Transportation Planning Section dated October 28, 2008, on detailed site plan review for master plan trail compliance, the trails planner noted that the Adopted and Approved Bowie and Vicinity Master Plan designates Fairwood Parkway as a master plan bikeway. Staff recommends provision of one bikeway sign along the subject site’s frontage and a small number of bicycle racks as part of the subject application. Two conditions recommended by the Transportation Planning Section have been included in the conditions of this report.

- c. In a memorandum dated September 22, 2008, the Subdivision Section staff noted that the property is the subject of Preliminary Plan of Subdivision 4-00057. Staff indicated that

even though none of the conditions attached to 4-00057 is applicable to the review of this DSP, discussion in the resolution of approval mentioning the conveyance of Mount Oaks Sanctuary Drive to a homeowners association as a private street. The record plat shows that the street in question has been conveyed. The reviewer asked if it is appropriate for a development as proposed in the DSP to have a direct access on Mount Oaks Sanctuary Drive, which is a private street.

Comment: The site plan for the proposed day care shows two access roads to the site. One is from the roadway in question and the other one is from Fairwood Parkway. For a small-scale development like this DSP, one direct access from Fairwood Parkway is sufficient. However, two access points, one onto each of the two adjacent roadways, are the best design for this site. It is not expected that the day care operator would have any difficulty in securing an access easement for use of the private road. A condition of approval has been proposed in the recommendation section to require the applicant to obtain an access easement from the HOA prior to issuance of a building permit.

- d. The Environmental Planning Section, in a memorandum dated October 3, 2008, indicated that there are no environmental issues with this DSP and the plan is in conformance with the previously approved TCPII/04/02.
 - e. The Permit Section, in a memorandum dated October 3, 2008, provided seven questions and comments on the site plan regarding conformance with previous approvals, the Zoning Ordinance and the Landscape Manual. The questions raised by the permit staff have been addressed in the review process except for one that requires a loading space. A condition has been proposed in the Recommendation Section of this report to require the applicant to provide a loading space prior to certification.
 - f. The Department of Parks and Recreation (DPR), in a memorandum dated September 9, 2008, provided no comments on this DSP.
 - g. The Enterprise Road Corridor Development Review District Commission had not responded to the referral request at the time the staff report was written.
 - h. The City of Bowie provided no comments on this DSP.
 - i. The Department of Public Works and Transportation (DPW&T), and the Child Care Licensing Office of Maryland Department of Human Resources had not responded to the referral comments at time the staff report was written.
17. As required by Section 27-285(b), the detailed site plan represents a reasonable alternative for satisfying the site design guidelines of Subtitle 27, Part 3, Division 9, of the Prince George's County Code without requiring unreasonable cost and without detracting substantially from the utility of the proposed development for its intended use.

RECOMMENDATION

Based upon the foregoing evaluation, analysis and findings, the Urban Design staff recommends that the Planning Board adopt the findings of this report and APPROVE Detailed Site Plan DSP-08029 for Fairwood Day Care, subject to the following conditions:

- 1. Prior to certificate approval of this detailed site plan, the applicant shall:

- a. In a good faith effort to increase the percentage of native plant species used on the site, revise the landscape plans to include calculations showing between 30 percent and 50 percent native and/or native hybridized plant species.
 - b. Provide a loading space on the site plan to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
 - c. Add a site plan note indicating that the fully shielded, full-cut-off, outdoor light fixtures will be equipped with timing devices to turn off or reduce the level of illumination (consistent with security requirements) when the building is not in use.
 - d. Provide a financial contribution of \$210 to the Department of Public Works and Transportation (DPW&T) for the placement of a Class III bikeway signage.
 - e. Provide bicycle racks accommodating a minimum of six bicycle parking spaces to be reviewed and approved by the Urban Design Section as the designee of the Planning Board.
2. Prior to issuance of any building permit, the applicant shall obtain an access easement from the HOA which owns Mount Oaks Sanctuary Drive to allow a direct access to the site from this roadway.
 3. All new dwelling units shall be fully equipped with a fire suppression system built in accordance with the applicable standards of the National Fire Protection Association (NFPA) and all applicable County laws and regulations.