



**MEMO**  
(delivered via email)



**TO:** Chris Jakubiak, Town of Centreville Planner

**FROM:** Carter Farm Development - Ernie Sota / Rebecca Flora  
408 Chesterfield Avenue, Centreville, MD

**DATE:** November 24, 2021

**RE:** Developer Response to the DRAFT TAC Comments on the Carter Farm Preliminary Application Site Plan Revisions dated 11.12.21

We are in favor of most TAC draft comments provided on November 23, 2021 and will make the revisions to our Preliminary Application for submittal of our package on December 1, 2021 for Planning Commission consideration at their December 13, 2021 meeting. However, the TAC 's comment that "no lots will be fronting on a public street" appears to be contrary to the overall direction to-date that all houses must face on a street. Therefore, we offer the following perspective and response that is in alignment with the PUD Ordinance that states the following:

*"It is the intent of the PUD Zone to control the placement, design, use, and density of well-planned, residential developments which will offer a variety of building types and a more efficient overall use of land, and within these limits, permit the optimum amount of freedom and variety in the design and management of such varying types of residential structures, including one- and two-family units, townhouses and garden apartments. Within the intention of these regulations, the following objectives are sought to provide for the planned unit development*

- (a) To provide a more attractive and varied living environment than would be possible through the strict application of R-1, R-2, and R-3 District requirements.*
- (b) To encourage a more intimate, efficient and aesthetic use of open space.*
- (c) To encourage developers to use a more creative approach in the development of land.*
- (d) To encourage variety in the physical development pattern of residential areas."*

Our approach to Carter Farm has been to offer a variety of housing types, i.e., parcel 1a utilizes private streets, parcels 1b and 2 are designed as clustered parking with private streets, phase 3 has been designed to offer a more conventional plan with direct car access and parking at each home. The TAC response related to homes not allowed to face on a public street apparently is meant to avoid any confusion to the residents regarding public services, i.e., just a few homes in the development would be offered public services because they face on a public street.

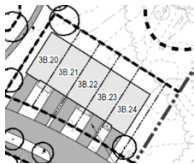


In order to address this concern, we propose that parcel 3 be designed with current public street standards i.e., two-way streets will be increased to 20' wide, the alley currently shown should meet the Town standards. These streets within parcel 3 will be built to Town standards and be dedicated as public streets.

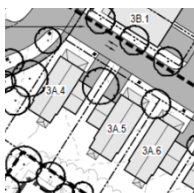
Lots 2.33 through 2.42 would utilize a Woonerf in place of the walkway shown below between them with the lots 2.33 through 2.37 continuing to being oriented toward the green to the east. Lots 2.38 to 2.42 would face toward the Farm. The two pull off spaces along the public street and in front of 2.38 to 2.42 shown below would be eliminated and this area would be shown as a green, thus we would inform the residents of homes 2.38-2.42 that their trash services are from the private woonerf and not the public street. The woonerf immediately east of lots 2.33-2.37 would revert to a pathway since the homes will now have vehicular access along the new woonerf in the back.



The 5 townhome Lots 3b20 through 3b24 would be replaced with 3 single family lots that are shown in parcel 3.1 and facing the public street.



The above is replaced with lots similar to those shown in parcel 3.1





These changes will eliminate any confusion on the part of the residents when choosing which part of the development they will reside. It will be clear that if you reside on a private street you enjoy that lifestyle but are not afforded public services of trash removal and snow clearing, if you reside on a public street then your tradeoff is public access but are afforded public services as in other developments in the Town.

We generally agree with the comments regarding forced mains and public locations and will respond in more detail with our utility plan submission to clarify this issue.

We feel that these proposed changes fulfill the intent of the PUD regulations stated above and clarify and hopefully address the concerns of the TAC. Please review this as soon as possible and let us know so that we may inform our design team to make these changes so that we can submit necessary materials by December 1<sup>st</sup> as requested.

Thank you for providing us with the draft TAC comments that have allowed us to continue with production of our submission documents to meet the Town's timeframes.

Have a great Thanksgiving!

cc: Carolyn Brinkley, Town Clerk