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Christian Pulley, Director  
City of Laurel  
Department of Economic and Community Development  
Laurel Municipal Center  
8103 Sandy Spring Road  
Laurel, MD 20707

Re: Patuxent Greens Preliminary Plan of Subdivision (Revised)

Dear Christian:

Section 20-29.7 of the City Code requires the applicant to submit an adequate public facilities analysis.

The Planning Commission shall consider the potential of the proposed subdivision or site development or Final Plan for a Revitalization Overlay Area in relation to the surroundings, including the nature, extent and size of the proposed subdivision or development, the estimated increase in population, the anticipated timing of the development of the land proposed for subdivision, the degree of urbanization or development within a reasonable distance of the subject property, given the size and density of the proposed subdivision or development, and the following factors:

***1. The availability of existing or programmed sewage or water mains.***

Water and sewer service lines are located in Route 197 and extend in the public right of way streets to service the existing adjacent development. Water and sewer service can be extended to the Subject Property within existing rights of way or easements. The Subject Property will be serviced by a 8-10" inch water line extended from Greenview Drive and 8-10" inch sewer lines extended from the existing sewer line which bisects the site.

***2. The potential effect of the proposed subdivision on the efficient and economic operation of existing or programmed public facilities.***

The proposed subdivision includes substantial upgrades to intersections and roadways as discussed in the Traffic Impact Study and also provides a comprehensive upgrade of existing substandard stormwater management treatment in the area. These upgrades will not only serve the proposed subdivision but will create a more efficient and economic operation of public facilities for the adjoining area.

***3. The distance of any necessary extension of sewage and water facilities through unsubdivided lands which are indicated for eventual development on an approved plan.***

The required extension of water facilities will be via connection to existing lines located in Greenview Drive and then throughout the proposed project as indicated in the preliminary plan. Sewer facilities exist on the site and are available for connection with necessary approvals in order to provide sewer service as indicated on the preliminary plan.

***4. The location of the proposed subdivision in respect to the approved "Prince George's County Ten-Year Water and Sewerage Plan," or in any plan which designates the timing of construction of facilities.***

The Applicant has applied to place the Subject Property within Category W-4 and S-4 of the Prince George's County Ten-Year Water and Sewerage Plan. Once the subdivision is approved, the Subject Property will be eligible for Category W-3 and S-3 and will be in the proper category for permit and development to provide service adequate for the proposed development.

***5. The availability of access roads adequate to serve traffic which would be generated by the subdivision, or the presence of a proposal for such road(s) on an adopted Master Plan and fully funded in the current Capital Improvement Program or the State Highway Administration (SHA) program.***

The Applicant has provided a Traffic Impact Study that not only analyzes capacity of surrounding road net works and intersections per established guidelines but also provides an appendix of operational improvements to the intersection of Clubhouse Boulevard and MD Route 197 and Greenview Drive and Clubhouse Boulevard. These developer funded operational improvements together with the capacity related improvements will ensure the access roads and surrounding road network will be adequate to serve traffic generated by the subdivision.

***6. The availability within a reasonable distance, and the adequacy of school, fire, police, utility, park and recreation services or other public services deemed necessary by the Planning Commission.***

A. Local schools nearby include Deerfield Run Elementary; Dwight D. Eisenhower Middle School; and Laurel High School.

B. The Laurel Volunteer Rescue Squad Engine 49 fire station is located within 0.6 miles of the proposed subdivision and the nearest police station, Laurel station, is located 1.5 miles from the Subject Property.

C. The proposed subdivision will include a community pool and clubhouse facility; a trail network that provides a full circuit for walking and biking; 2 tot lots or multi-age play areas; numerous benches and sitting areas; a dog park; fitness equipment located along the trail network and numerous unprogrammed open space areas for passive and active recreation.

All facilities are within a reasonable distance of the proposed subdivision or are located within the Subject Property. Adequacy for public schools and public safety facilities is established via the surcharge fees assessed by statute and paid at the time of issuance of each building permit.

***7. The location of the development in relationship to public transit, including rail or bus systems, and potential impact on those facilities.***

There is currently a public bus service along MD 197 with bus stops located within 0.25 miles of the Subject Property. The MARC train station at Main Street & First Street is located within 1.2 miles of the proposed subdivision.

***8. The proposed density is in accord with an adopted plan.***

The proposed density is 2.03 Dwelling units/acre based on the entire 192 gross acres and merely 2.80 dwelling units/acre when discounting the 55-acre parcel to the northeast of the site that will remain undeveloped. This blended density is less than the maximum density allowed under the approved PUD-E plan. Additionally, the densities and lot sizes are compatible with adjacent development. Additionally, the blended density is significantly lower than comparable residential zones. Single-family homes in the R-55 Zone (minimum of 6,500 square foot lots) have a maximum density of 5.7 dwelling units/acre, while townhomes in the R-T Zone have a maximum density of 10 dwelling units/acre.

***9. Individual water and sewer systems, if pre-existing must be capable of meeting all local, county, and state requirements regarding water pressure, requirements for sprinkler systems, and any other public safety standards and requirements.***

The proposed subdivision will be subject to full review by WSSC through the (HPA process) to ensure there will be adequate pressure and will otherwise meet all codes and regulations for sprinkler systems and other public safety standards.

***10. The traffic and transit impacts of the proposed subdivision or development; the scoping of the analysis of such impacts shall be governed by the American Public Works Association standards as utilized by the City Department of Public Works.***

A complete Traffic Impact Study has been submitted with the subdivision application. The study was prepared in accordance with applicable standards and the scoping was coordinated with City Department of Public Works.

***11. The impact on police facilities, fire and rescue facilities, and other public safety facilities with emphasis on accepted standards of service delivery, including the availability of equipment and personnel to adequately service the proposed development.***

Public safety facilities are located within a reasonable distance to service the proposed subdivision and the development will be subject to payment of the Public Safety Surcharge at each building permit to help augment public safety services in the area. Based upon the proposed unit count, a total surcharge fee of \$2,925,908.00 (\$7,541 per unit) will be paid for public safety purposes.

***12. The impact on all schools, libraries and other public facilities impacted by the proposed development within a reasonable distance of the proposed subdivision or development; the identification of all related facilities the identification of all related facilities shall be contained within the technical staff report.***

The nearest schools are identified above and the development will be assessed a Public Schools Surcharge Fee payable at each building permit. Based upon the proposed number of units in the development, a total surcharge fee of \$6,197,136.00 (\$15,972 per unit) will be paid for public schools.

***13. Adequacy of open space and recreational facilities in relation to the proposed subdivision or development; and***

A schedule of recreational facilities is submitted with the subdivision application. The development will include a community pool and clubhouse facility with various program activities; a trail network that provides a full circuit for walking and biking; 2 tot lots or multi-age play areas; numerous benches and sitting areas; numerous unprogrammed open space areas for passive and active recreation and pet waste disposal stations; as well as over 108 acres of conservation areas and other open space.

***14. A fiscal impact analysis which shall include anticipated revenues and costs for government services, capital improvements to be provided by the developer and government agencies, staging of development, and staging of programmed facilities.***

The proposed subdivision will transform a failing golf course which is no longer economically viable to a planned community with substantial retained open space; improved drainage and stormwater management and extensive recreational opportunities. The proposal responds positively to the City's housing policy by not including multifamily units and helping to improve the City's ratio of single family (attached and detached) ownership opportunities to rental multifamily housing stock. The creation of separate fee simple lots will increase the

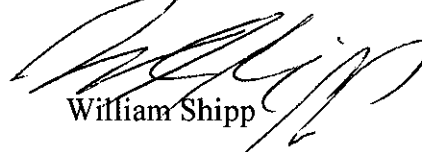
property taxes generated by the Subject Property and will generate substantial surcharge fees for public safety and schools. Investment in road improvements for the project by the developer will also benefit the City's infrastructure inventory. Additionally, the proposed development will remedy a negative floodplain categorization in the surrounding area creating a savings in annual insurance premiums to City residents. The proposal also will replace the existing clubhouse facility associated with the golf course and thereby will remove a structure that negatively impacts the City's flood hazard assessment. Once all entitlements are completed, it is envisioned the proposed subdivision will build out completely in 5 years.

***15. Whenever the provisions of the Forest Conservation Regulations, as set forth in Article V of this chapter, are applicable, all such applicable provisions of Article V shall be complied with in conjunction with the subdivision proceedings of this article relating to subdivisions.***

The proposed subdivision complies with the Forest Conservation Regulations. Per Laurel, MD United Land Development Code Sec.20-41.2 there is no Net Tract Area once the 100 year Floodplain is deducted from the Gross Tract area of the site and therefore no Forest Conservation is required. The application does propose the retention of 53.57 acres of forest on site, adjacent to the Bear Branch. Approval of a Forest Conservation Plan is sought with the proposed subdivision application.

Thank you for your consideration in this matter. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Shipp', written over the printed name 'William Shipp'.

William Shipp

*Attorney for Applicant*