



**MAYOR AND CITY COUNCIL OF LAUREL  
DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT**

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December 6, 2022

**AGENDA ITEM NO. 3**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Monta Burrough, Deputy Director

**CASE:** M-X-T Concept Site Plan No. 935, (Corridor Center Concept)

6820, 6900, 6902, 6920 Contee Road, Laurel, MD 20707  
15203 Pirate Lane, Laurel, Maryland 20707

**GENERAL INFORMATION**

**APPLICANT:** Pulte Home Company, LLC  
7807 Exeter Road  
Bethesda, MD 20814

**OWNER:** FRD Properties, LLC  
7807 Exeter Road  
Bethesda, MD 20814

**LOCATION:** 6820, 6900, 6902, 6920 Contee Road, Laurel, MD 20707  
15203 Pirate Lane, Laurel, Maryland 20707

**ZONE:** M-X-T (Mixed Use Transportation Oriented)

**REQUESTED ACTION:** M-X-T Concept Site Plan No. 935 Approval

**PREVIOUS ACTION:** -Annexation 2-2002, 2-2004, and 4-2004  
-Adopted 2009, Land Use Map (M-X-T)  
-Amended Master Plan adopted 7.25.2016, pursuant to Ordinance No. 1873

**BACKGROUND INFORMATION:**

The Applicant is seeking M-X-T Concept Site Plan approval to subdivide 28.24+ acres of land to construct 302 residential units. The subject property is located on Contee Road and adjacent Pirate Land and highway Interstate 95. The property was annexed into the City in 2004 as R-55 (One Family Detached). The current zoning of the property zoning is Mixed Use Transportation (M-X-T).

**THE PROPERTY IS SURROUNDED BY THE FOLLOWING ZONING CLASSIFICATIONS:**

NORTH: Route W 198 / Old Sandy Spring Road

WEST: Interstate 95

EAST: One Family Detached (R-55), single family dwellings

SOUTH: Located outside the Laurel city limits

**Below the following Agencies and City Departments were notified:**

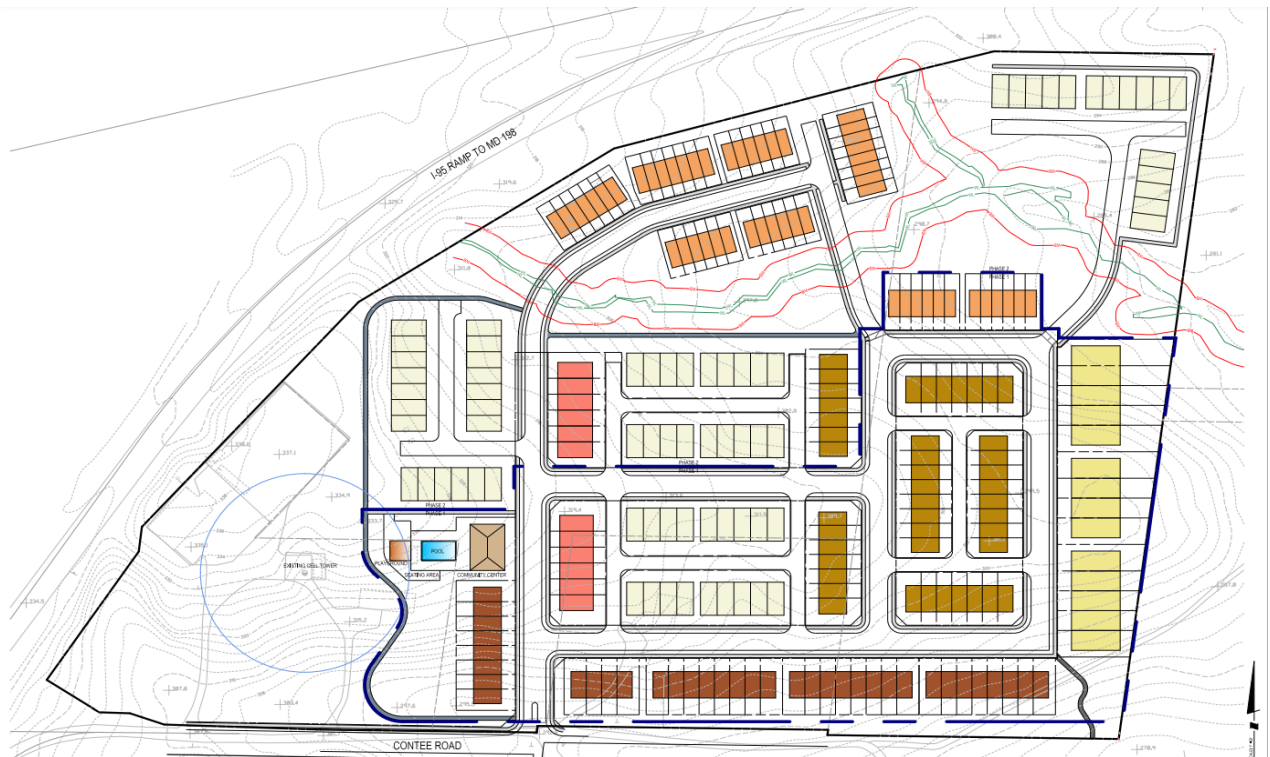
<b>Department of Agency</b>	<b>Comments Received</b>
City of Laurel Department of Public Works	See Comments Below. (11.4.22)
City of Laurel Police Chief	No issue with proposal. (11.30.2022)
City of Laurel Department of Parks and Recreation.	No issue with proposal. (11.30.2022)
City of Laurel Fire Marshal	No issue with proposal. (12.01.2022)
Washington Suburban Sanitary Commission (WSSC)	No comments received
Prince George’s County Health Department	See comments below. (see attachment)
Maryland State Highway (SHA)	No comments received
Prince George’s County Public Schools Department of Capitol Programs	No comments received
Maryland Department of Planning	No comments received
Prince George’s County Council, District 1 Member (Councilman Thomas Dernoga)	No comments received

Prince George's County Office of the Clerk of the Council	No comments received
Maryland-National Park and Planning Commission (MNPPC)	See Comments Below. (see attachment)
Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)	No comments received
Baltimore Gas and Electric (BGE)	No comments received
Verizon	No comments received

**Department of Public Works Comments (11.04.2022):**

1. In the Statement of Justification, page 5, the wording implies that the City of Laurel maintains Pirate Lane. Pirate Lane is NOT a City maintained roadway. The wording needs to be changed and to be less confusing.
2. In the Statement of Justification, page 19, it stated that a Transportation Impact Analysis will be filed for review later. Please make sure the analysis will be sent to DPW as well as to Prince George's County for review and approval.
3. Please list any roadway improvements that will be made on the adjacent transportation network, ex: sidewalk installation, roadway widening, curb and gutter improvements on Contee Road, Cherry Lane, Pirate Lane, etc.
4. Please provide parking schedule/information during the next submission or when it's available.
5. Please clarify if all new constructed roads in the development will be maintained privately or by the City.
6. Please let us know if the trash/recycle collection will be provided by the City or their own contractor.
7. This development is really close to I-95. Please list if the developer intends to install any sound barrier or other methods to prevent traffic noise.
8. After the SWM plan is approved by the County, a copy of the approved plan needs to be submitted to DPW for documentation.

**Below is an overhead of the vicinity for the subject property**



## **ANAYLSIS:**

The Applicant Pulte Home Company, LLC proposes a total of 302 residential units within Corridor Center. The Applicant purposes to construct - 144 stacked town home condominium units (Two-Family), 14 active adult villa homes (30' x 70'), and 144 single family attached townhomes inclusive of the 12 live/work units.

The units will be 24', 22', and 16' in width x 40' – 50' depth. The project will allocate several homes for sale as “affordable” and “workforce”. A significant component of the proposed Corridor Center development will be 12 live/work single family attached units which will be located directly along the primary access route into the community from Contee Road.

The live/work units will be three stories plus a habitable attic with rear garage access and outdoor living on both the second and habitable attic.

The current application seeking Conceptual Site Plan for an M-X-T Zone Approval meets the requirements of Section 20-12 of the Unified Land Development Code. The information required for a Concept Site Plan per Section 20-12.5 are included beginning on page 20 of the Applicants Statement of Justification.

The project conforms to the purposes of an M-X-T site per Section 20-12.1 of the Unified Land Development Code as stated below:

- (a) To promote the orderly development and redevelopment of land in the vicinity of major intersections, and major transit stops, so that these areas will enhance the economic status of the county and provide an expanding source of desirable employment and living opportunities for its citizens;**

The property is located in the southeast quadrant of the ingtersection of I-95 and MD 198. I-95 is major interstate highway carrying traffic in both northbound and southbound directions along the entire east coast of the United States. The Property, being strategically located at this intgersection and being within the municipal limits of the City of Laurel and immediately north of Washington, D.C., poised for development. There is a substantial residential population on both the northbound and southbound lanes of I-95 between its intersection with the Capital Beltway (I-495) and MD 198. The Property is a prime location for mixed-use development. Development of the Property will enhance the tax base of the City of Laurel and Prince George’s County and will thus enhance the economic status of the City and also provide living and employment opportunities for residents on the City of Laurel.

- (b) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, this might otherwise become scattered throughout and outside the City. to its detriment;**

As noted, the overwhelming character of the area is residential in nature. Therefore, Pulte is proposing a development of the Corridor Center which is primarily residential. That being said, the addition of live/work units within the project will respond to an emerging demand for the residence that is expressly allocated for

commercial/business proposes. In addition, the project proposes to include residential units. This assists in maximizing the development potential for the Property inherent in the M-X-T zone.

**(c) To promote the effective and optimum uses of transit and other major transportation systems;**

There is no rail transit abutting the Property. However, the close proximity of the Property to I-95 creates an opportunity to promote use of that major thoroughfare for residents of Corridor Center who desire to travel north to Baltimore or South into Washington, DC. Similarly, immediate access to MD 198 will allow residents to avail themselves of a transportation corridor which will run east through Prince George's County intersecting with the Baltimore Washington Parkway and thereafter, US Route 1. Residents traveling west of MD 198 can access MD 200 (the Intercounty Connector ("ICC")) and travel west into Montgomery County and across to MD 270. In summary, the Property is positioned from a transportation system standpoint to allow ready access for motorist to travel in any direction.

**(d) To facilitate and encourage a twenty-four hour environment to ensure continuing of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;**

The residential development being proposed by the Applicant is not just compatible but also in harmony with other residential development existing in the area and which has been described hereinabove. Residents of the Corridor Center development will be able to readily interact with residents of other communities in close proximity including, but not limited to, those in existence along Cherry Lane. This will foster interaction, not just between the uses, but between the residents of the various communities in this area.

**(e) To encourage diverse land uses which blend together harmoniously.**

As has been describe in detail above, Pulte is proposing a mix of residential attached dwelling units for both market rate, affordable, workforce and active adult (55+) housing. In addition, 12 of the units will be live/work which will allow residents to operate their business on the ground floor of their residential unit. The ground floor will include a residential and separate commercial entrance and the conditioned space on the first floor will be permanently allocated to non-residential use. Most likely, the uses to be located there will include general commercial office and professional office space as well as the potential for personal services including doctors, dentist, accountants, etc.

**(g) To promote optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single-purpose projects;**

The varying types of residential attached uses will create opportunities for home ownership for various segments of the population as the units will be for sale at varying prices. As described above, some units will also be allocated for affordable and workforce housing. The 12 live/work units will allow residents to work without leaving their homes.

**(h) To permit a flexible response to the market;**

As proposed at Watershed, Corridor Center is featuring larger townhomes to address consumer desire for more residential square footage at a more affordable price. The same holds true for older individuals hoping

to downsize from a large single family detached home to attached villa homes with first floor owners. The live/work units, as has been discussed previously, provide a unique opportunity which allows residents to work directly from the home in they live. The proposed recreational amenities will provide a complete and satisfying living experience with a community center which will include a swimming pool and playground. This will become a core gathering area for the community. In sum, the development responds to a marketplace demand and will represent a valuable addition to the City of Laurel inventory.

**RECOMMENDATION:**

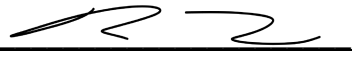
Staff recommends that the City of Laurel Planning Commission **RECOMMEND APPROVAL** to the Mayor and City Council for M-X-T Concept Site Plan No. 935 for Corridor Center with the following conditions:

1. The Applicant shall obtain Preliminary Subdivision Plan Approval from the Planning Commission.
2. The Applicant shall obtain Final Detailed M-X-T Site Plan Approval from the Planning Commission.
3. The Applicant shall obtain Final Record Plat Approval from the Planning Commission.
4. The Applicant shall obtain Forest Conservation Plan Approval from the Planning Commission.
6. The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

**ATTACHMENTS:**

1. Conceptual Site & Landscape Plan
2. Statement of Justification
3. M-NCPPC memo
4. Prince George’s County Health Department memos

**SUBMITTED:**

  
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Robert Love  
Director