



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

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DATE November 26, 2018

AGENDA ITEM NO. 5

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Christian L. Pulley, Director

CASE: Patuxent Greens Golf Course- Final Record Plat of Subdivision

GENERAL INFORMATION

APPLICANT: ADC Builders Inc.
6290 Montrose Road
Rockville, MD 20852

OWNER: **Cohen Siegel Investors**
6290 Montrose Road
Rockville, MD 20852

LOCATION: 14415 Greenview Drive
Laurel, MD 20708

ZONE: Planned Unit Development Existing (PUD-E)

REQUESTED ACTION: Final Record Plat of Subdivision Approval

PREVIOUS ACTION: First Annexation 1981
PUD Amendment September 12, 1983 (Resolution No. 16-83)
PUD Amendment September 10, 1984 (Resolution No. 12-84)
Map Amendment (No. 330) October 22, 1984 (Resolution No. 14-84)
Map Amendment (No. 502) June 4, 1990 (Ordinance No. 934)
Departure of Approved PUD Plan, December 11, 2017 (17-17-PC)
Map Amendment No. 880 (17-16-PC), Ordinance No. 1924, January 22, 2018
Preliminary Subdivision Plan (18-05-PC), October 23, 2018
Forest Conservation Approval (18-04-PC), October 23, 2018
Final Site & Landscape Plan Approval (18-06-PC), October 23, 2018

BACKGROUND INFORMATION:

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of 389 residential lots (222 townhouses and 167 single-family dwelling units), a community

clubhouse and open space areas for redevelopment of the Patuxent Greens Golf Course. The subject property consists of 191.71 acres of land and is zoned Planned Unit Development- Existing (PUDE) and located at 14415 Greenview Drive, Laurel, MD 20708.

The surrounding area within one-half mile of the property is comprised of mostly single-family detached and multifamily residential dwelling units with some office, religious, educational, and community uses. The Patuxent River is to the east of the property. Along the western boundary, the property abuts approximately two (2) acres of the City recreational facility that includes, Greenview Drive Pool Complex, Cabana and park.

ANALYSIS:

The Applicant is seeking final record plat of subdivision for the re-development of the Patuxent Greens Golf Course. into a residential community. Due to the size of the proposed community, there will be several parcels throughout the community and nine (9) plats that must be recorded Prince George's County Department of Land Records. According to the *Unified Land Development Code (Sec. 20-3.3)*, final plats must be recorded within 180 days of the Planning Commission's approval.

PROJECT DATA AND PLAT BREAKDOWN:

Existing Land Use: Golf Course

Proposed Land Use(s): Residential community

Tracts Area: 191.71 acres

Number of Residential Lots: 389

Plat One: Parcel B and Part of Parcels CC & EE

Plat Two: Parcel FF and Part of Parcels CC, EE & GG

Plat Three: Part of Parcels CC & GG

Plat Four: Lots 1-7, Block A; Lots 1-9, Block C; Lots 1-8, Block I; Lots 1-16 & 27-37, Block J; Lots 1-17, Block M

Plat Five: Lots 9-20, Block I; Lots 17-26, Block J; Lots 1-14, Block K; Lots 1-14, Block L; Lots 18-41, Block M; and Part of Parcel AA

Plat Six: Lots 16-46, Block B; Lots 1-46, Block H; and Parcels U, V, W, X, Y & Z

Plat Seven: Lots 1-35, Block F; Lots 1-51, Block G; Parcels P, Q, R, S & T and Part of Parcels I & L

Plat Eight: Lots 10-19, Block C; Lots 1-31, Block D; Lots 1-21, Block E; Parcels H, J, K, M, N & O and Part of Parcels I & L

Plat Nine: Lots 1-15, Block B and Parcels C, D, E, F & G (15 lots, 8.62 Acres)

RECOMMENDATION:

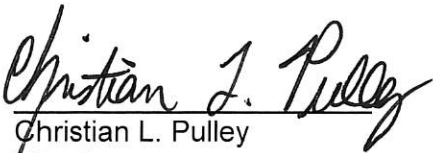
Staff recommends that the City of Laurel Planning Commission **APPROVE** Final Record Plat of Subdivision for the re-development of the Patuxent Greens Golf Course for a residential community with the following conditions:

1. The Applicant shall have the Record Plat recorded among Prince George's County Land Records within 180 days of approval.
2. The Applicant shall adhere to the conditions outlined in Final Site and Landscape Plan Resolution, 18-06-PC.

ATTACHMENTS:

1. Record Plat Plans

SUBMITTED:


Christian L. Pulley
Director