



## **Submission Narrative**

***Janoske Property  
Parcels 17 & 19  
7222 & 7302 Contee Road***

March, 2022

Prepared for:

Ribera Development, LLC  
8684 Veterans Highway  
Millersville, Maryland 21108

Prepared by:

Gutschick, Little & Weber  
3909 National Drive, Suite 250  
Burtonsville, Maryland 20866

On behalf of our client, Ribera Development, LLC (Applicant), we hereby submit the following plans related to the development of the Janoske Property:

- 1) Plat of Consolidation
- 2) Preliminary Forest Conservation Plan
- 3) Final Forest Conservation Plan
- 4) Preliminary Plan
- 5) Final Neo-Traditional Site & Landscape Plan

The subject property consists of two parcels (17 & 19) and is located at 7222 & 7302 Contee Road in Laurel, Maryland. Zoned R-T and consisting of 7.69± acres, it currently contains three structures with driveways coming off Contee and Old Contee Roads. The majority of Parcel 17 is cleared, while the majority of Parcel 19 is forested, save for the area around the two structures, their driveways and a pond. A stream with an inline pond bisects the property front to back from Contee Road. The property is bordered by Contee Road to the southwest, an Islamic Community Center to the southeast, and single-family detached development to the northwest and northeast.

The proposed plan for this property consists of 63 single-family attached residential lots (containing a mix of front & rear loaded townhouse products) and 8 parcels (for recreation, open space & stormwater management uses). While the proposed density remains within the allowable range under the current R-T zone, the applicant pursued and obtained approval of a Neo-Traditional Overlay for the property in February, 2022. This allows for the modification to the existing R-T development standards per Section 20-6.16 of the City of Laurel Land Development Code, which in turn allows for the creation a more desirable, pedestrian-friendly community. Emulating certain aspects of traditional towns and neighborhoods, the plan proposes reduced front lawns, the majority of the parking provided out of sight in rear alleys, tree-lined streets, traditional town/row houses with specific architectural details emulating their historic counterparts, white picket fencing, comprehensive lighting, enhanced landscaping and a complete sidewalk system connecting all areas, including public spaces and recreational amenities. The list of modifications to the development standards are shown on the Final Neo-Traditional Site & Landscape Plan, as they are determined and set with the approval of this plan. These include modifications to the minimum net lot area, minimum lot width, maximum net lot coverage, minimum net lot green area and minimum front, side and rear yard dimension.

An Adequate Public Facilities Narrative is included with this submission, providing further evidence that the proposed development will not negatively impact the existing facilities & services in the surrounding neighborhood and City of Laurel overall. A Traffic Impact Study prepared by Traffic Concepts, Inc. is included that addresses the traffic concerns raised during the Neo-traditional Overlay hearings. While the existing

water & sewer are currently in Category 4, the applicant will submit to DPIE for approval to Category 3 once the Preliminary Plan is approved. In addition, illustrative color renderings have been provided to show the architecture proposed for the townhouse units.

During the review and comment period for the Neo-traditional Overlay approval, the City of Laurel's Department of Public Works expressed concerns regarding sufficient parking and turnarounds at the end of the "dead end" private streets/alleys. These concerns were generated in the event that the City might have to take ownership of these roadways and incorporate them into their system. In response to these concerns, a DPW exhibit was prepared and is included to verify sufficient parking exists on-site and that adequate turnarounds for trash/recycling/maintenance vehicles have been provided at the end of private streets/alleys.

Granting approval of these submitted plans in relation to the development of the Janoske Property will allow for a community that emulates certain aspects of traditional towns and neighborhoods. More specifically, allowing for the modification of the R-T zone development standards, as set by the approval of the Final Neo-traditional Site & Landscape Plan, will create a more compact and intimate environment aspired to in neo-traditional developments. The Community will be able to possess the look, feel and charm of historic towns & neighborhoods and become a valuable asset and addition to the City of Laurel.

Thank you in advance for your consideration of approval of these submitted plans. If you need any additional information, or if I can be of any further assistance, please do not hesitate to contact me.

Sincerely,



Thomas S. Zyla, RLA  
Project Manager  
301.421.4021  
TZyla@glwpa.com