



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

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May 30, 2023

**AGENDA ITEM NO. 5**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Robert Love, Director

**CASE:** Final Record Plat of Subdivision  
7222 & 7302 Contee Road  
Laurel, MD 20707

**GENERAL INFORMATION**

**APPLICANT:** U.S. Homes, LLC  
7035 Albert Einstein Drive  
Columbia, MD 21046

**OWNER:** Gary and Cecilia Janoske  
5012 Morning Star Drive  
Dayton, MD 21036

**LOCATION:** 7222 & 7302 Contee Road  
Laurel, MD 20707

**ZONE:** R-T (Townhouse)

**REQUESTED ACTION:** Neo Traditional Overlay Final Record Plat of Subdivision Plan to develop a 63-unit townhouse community.

**PREVIOUS ACTION:** **June 16, 2014:** Charter Annexation Resolution No. 163 approved.  
**July 12, 2021:** Map Amendment No. 914 (Ord. 1973) approved.  
**February 28, 2022:** Neo Traditional Overlay Concept Plan No 924 (Ord.1993) approved  
**May 10, 2022:** Plat of Consolidation approved.  
**May 10, 2022:** Forest Conservation plan approved.  
**June 14, 2022:** Preliminary Subdivision Plan approved.  
**June 14, 2022:** Neo Traditional Overlay Final Site and Landscape Plan approved.

**BACKGROUND INFORMATION:**

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of a 63-unit townhouse community known as Andersons Green. The property in July 2021 rezoned from R-5 to R-T. The subject properties were annexed into the city in 2014.

**DEPARTMENT/AGENCY RESPONSES:**

The following Departments and Agencies were notified of the application and comments were requested. Any responses received are written in the chart below.

<b>Department or Agency</b>	<b>Comments Received</b>
City of Laurel Department of Public Works	<i>No issues with the application (6/1/2023)</i>

**ANALYSIS:**

The site will be configured to include 63 townhouse dwelling units. The application includes three (3) plats with the following:

- Plat 1: 28 Townhouse Lots, 3 parcels totaling 101,079 sq. ft
- Plat 2: 21 Townhouse Lots, 2 parcels totaling 113,131 sq. ft.
- Plat 3: 14 Townhouse Lots, 3 parcels totaling 120,686 sq. ft.

There will be three (3) plats that must be recorded Prince George’s County Department of Land Records. According to the *Unified Land Development Code (Sec. 20-30.3)*, final plat must be recorded within 180 days of the Planning Commission’s approval.

**Below is an overhead of 7222 & 7302 Contee Road**



**RECOMMENDATION:**

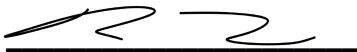
Staff recommends that the City of Laurel Planning Commission **APPROVE** Final Record Plat of Subdivision for the development of the Andersons Green project with the following conditions:

1. The Applicant shall have the Record Plat recorded among Prince George's County Land Records within 180 days of approval.
2. Any modifications to the Final Record Plat of Subdivision shall require new Final Record Plat application approval by the City of Laurel Planning Commission.

**ATTACHMENTS:**

1. Record Plat Plans

**SUBMITTED:**



Robert Love