



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

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May 26, 2022

**AGENDA ITEM NO. 5**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Robert Love, Director

**CASE:** Neo Traditional Overlay Final Site & Landscape Plan  
7222 & 7302 Contee Road  
Laurel, MD 20707

**GENERAL INFORMATION**

**APPLICANT:** Ribera Development LLC  
8684 Veterans Highway, Suite 203  
Millersville, MD 21108

**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 Site & Landscape 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.

**BACKGROUND INFORMATION:**

The Applicant is seeking a Neo Traditional Overlay Final Site & Landscape Plan approval to develop a 63-unit townhouse community. There is currently one single family home on 7222 Contee Rd. property as well as one single family home on the 7302 Contee Rd. property. The property in July 2021 rezoned from R-5 to R-T. The subject properties were annexed into the city in 2014.

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

- NORTH: R-5, One Family Detached; PUD-E, Planned Unit Development Existing
- EAST: R-5, One Family Detached; R-55, One-Family Detached
- SOUTH: I-G, Industrial General
- WEST: R-55, One-Family Detached; M-X-T, Mixed Use Transportation Oriented

**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>See comments below. (6/3/2022)</i>
City of Laurel Police Chief	<i>No issues with project. (5/9/2022)</i>
City of Laurel Department of Parks and Recreation.	<i>Provide the fee-in-lieu for mandatory open space. (5/31/2022)</i>
City of Laurel Building Official and Fire Marshal	<i>No issues with project. (6/2/2022)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>No comments received.</i>
Prince George’s County Health Department	<i>See attached memo. (5/31/2022)</i>
Maryland State Highway Administration (SHA)	<i>No issues with project. (5/5/2022)</i>

Maryland-National Capital Park and Planning Commission (M-NCPPC)	<i>No comments received.</i>
Prince George's County Department of Permitting, Inspections & Enforcement	<i>No comments received.</i>
Prince George's County Public Schools Department of Capital Programs	<i>No comments received.</i>
Baltimore Gas and Electric (BGE)	<i>No comments received.</i>
Verizon	<i>No comments received.</i>

**Department of Public Works Comments:**

- There shall be no fixed object (ex: signs, mailbox, streetlights, trees, etc.) along the truck turning route, especially the areas circled in green below.
- If any retaining wall will restrict our truck to turn around, the retaining wall needs to be further set back.
- DPW reserves the right to do a field test with our truck before the bond release. If any fixed object or retaining wall restricted our truck to turn around, it is the applicant's responsibility to make the needed adjustments.

**ANALYSIS:**

The Applicant is seeking a Neo Traditional Overlay Final Site & Landscape Plan approval to develop a 63-unit townhouse community which will include open space, recreation area with tot lot, central gathering sitting area, and stormwater management. The total amount of land is approximately 7.6882 acres and includes parcels 17 and 19.

**PARKING**

The project will include a total of 274 parking spaces. Each townhouse will include four (4) off street parking spaces each, totaling 252 parking spaces. There will be 22 on street parking spaces. This will meet the standards of the ULDC.

**DEVELOPMENT STANDARDS**

The Applicant is requesting consideration of the Neo-Traditional Overlay, in order to modify existing development standards of the zone, therefore creating 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 applicant is proposing the following modifications to those listed in the ULDC Section 20-6.16:

	<b>Per Section 20-6.16</b>	<b>Proposed</b>
<b>Minimum Net Lot Area</b>		
Outer Lots	3,000 sq. ft.	1,800 sq. ft.
Inner Lots	2,000 sq. ft.	1,500 sq. ft.
<b>Minimum Width of Lots</b>		
Outer Lots	30 ft.	27 ft.
<b>Maximum Net Lot Coverage</b>	35%	65%
<b>Minimum Net Lot Green Area</b>	50%	15%
<b>Minimum Yard Dimensions</b>		
Front	20 ft.	15 ft.
Side	10 ft.	5 ft.
Rear	20 ft.	18 ft.

**OPEN SPACE REQUIREMENT:**

Per Sec. 20-29.10 of the Unified Land Development Code, there is a mandatory dedication or fee-in-lieu of open space. While there will be various open spaces provided, these will be private. The Applicant has decided on the fee-in-lieu option which equals to \$1,250.00 per dwelling unit. The applicant will be given credit for the private open space areas provided. They will be responsible for a payment of \$78,594.69.

**TRAFFIC:**

Per the final analysis of the Traffic Impact Study (TIS), the key study intersections would operate with acceptable “D” or better levels with the total future traffic volumes that includes the new site generated trips. The result of the study finds the proposed Janoske Property, with 63 residential townhouse units, will not adversely impact the existing roadway network or the key study intersections by creating undue intersection delays. Staff agrees with the analysis presented from the TIS.

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



**RECOMMENDATION:**

Staff recommends that the City of Laurel Planning Commission **APPROVE** Neo Traditional Overlay Final Site & Landscape Plan for 7222 & 7302 Contee Road with the following conditions:

1. The Applicant shall obtain all permits required by the City of Laurel for the construction of this project.
2. The Applicant shall provide a payment of \$78,594.69 for the fee-in-lieu for open space in accordance with Section 20-29.10 of the Unified Land Development Code prior to issuance of the first building permit.
3. The Applicant shall obtain Final Record Plat approval from the Planning Commission.
4. The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

**ATTACHMENTS:**

1. Final Site Plan
2. Traffic Impact Study
3. Narrative
4. Elevation Drawings
5. Prince Georges County Health Department Memo

**REVIEWED BY:**

Robert Love, Director