



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

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June 27, 2022

**AGENDA ITEM NO. 5**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Robert Love, Director

**CASE:** **Amended Site and Landscape Plan**  
14415 Greenview Drive  
Laurel, MD 20708

**GENERAL INFORMATION**

**APPLICANT:** CS Patuxent Greens, LLC  
Attn: Alan Cohen  
6290 Montrose Road  
Rockville, MD 20852

**OWNER:** CS Patuxent Greens, LLC  
Attn: Alan Cohen  
6290 Montrose Road  
Rockville, MD 20852

**LOCATION:** 14415 Greenview Drive  
Laurel, MD 20708

**ZONE:** PUD-E (Planned Unit Development Existing)

**REQUESTED ACTION:** The Applicant is seeking an Amended Site and Landscape Plan approval for the Patuxent Greens Development to construct an additional 61 dwelling units to bring the total for the development to 450 dwelling units.

**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
- Final Record Plat Approval (18-11-PC), December 11, 2018
- Departure of Approved Final Plan (21-10-PC), July 13, 2021
- Map Amendment No. 925 (Ordinance No 1996), April 25, 2022

**BACKGROUND INFORMATION:**

The Applicant is seeking an Amended Site and Landscape Plan approval for the Patuxent Greens Development to construct an additional 61 dwelling units to bring the total for the development to 450 dwelling units. The property was part of the First 1981 Annexation for the City of Laurel that was enacted on February 2, 1982. Approximately 267 acres of land was annexed and placed into the PUD zone. The golf course known as Laurel Pines Country Club at the time is 191.71 acres and is located at 14415 Greenview Drive in Laurel, Maryland, on the eastern corner of Greenview Drive and Clubhouse Boulevard. The property is approximately one-tenth of a mile southeast from the intersection of Laurel Bowie Road (Maryland Route 197) and Clubhouse Boulevard.

At the time of annexation an approved preliminary plan to have dwelling units, office, retail and a recreational facility was approved. The approved plan was later amended twice to change the development mix; and once to change the name of the development. The community’s name was amended to Greens of Patuxent in 1984. The original final site plan approval for 389 dwelling units was approved in 2018 which is currently under construction.

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. Single-family detached and multifamily residential developments abut forest/parkland along the northern, eastern, and southern boundaries. Across from the Greenview Drive entrance is an office complex known as Lakeview at the Greens. The five (5) story, two-building site, consists of 150,000 SF of Class A office space with on-site surface parking. The two buildings were constructed in the late 1980’s. The two residential communities abutting the proposed project are:

- Patuxent Glen – 132 dwelling units built in the mid-late 1980’s
- Greens of Patuxent- 156 condominiums, distributed as three-story four-plex units built in the mid to late 1980’s

**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. (6/27/2022)</i>
City of Laurel Police Chief	<i>No issues with project. (6/28/2022)</i>
City of Laurel Department of Parks and Recreation.	<i>No issues with project. (6/8/2022)</i>
City of Laurel Building Official and Fire Marshal	<i>No issues with project. (7/5/2022)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>See attached comments. (6/8/2022)</i>
Prince George's County Health Department	<i>No comments received.</i>
Maryland State Highway Administration (SHA)	<i>No comments received.</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:**

- Make sure all the proposed pedestrian ramps will meet the latest ADA standards, especially at the intersection of Bear Branch Road @ Collington Place and at the intersection of Clubhouse Drive @ Collington Place.
- The Applicant/Developer is responsible to install the City Standard's No Parking signs on the public roads.
- If any utility cut is performed on a City street, they need to follow the City standards with permanent patches in the cut area with a 2" mill and overlay from curb-to-curb and a minimum of 25-feet in each

direction of the cut. The scope of restoration work will be determined by the public works project inspector.

- The street tree planting should be in general compliance with the following
  - 4' behind curb
  - 10' from residential driveway
  - tree spaced 30' apart (flowering) and 50' (shade)
  - 5' from gas box
  - 10' from water meter, fire hydrant, storm drain structure
  - 15' from streetlight or utility pole
- Please use the DPW's tree list for tree planting on public streets.

**ANALYSIS:**

The Applicant is proposing to develop 61 additional dwelling units to bring the total amount to 450 dwelling units which will include more accessible common open space. Map Amendment No. 925 (Ordinance No 1996) was approved on April 25, 2022, for up to 450 single-family and townhouse dwelling units. The proposal includes the following changes to the previously approved types of dwelling units, which would reduce the number of single-family dwellings by 46 and increase the townhomes by 107 as shown below:

<b>Housing Type</b>	<b>Current Approved Layout</b>	<b>Proposed Layout</b>
Single Family Dwelling Detached	167	121
Townhome	222	329

The townhomes will have lot sizes of 1,500 SF for interior units and 2,000 SF for the end units, comparable to the current approved townhouses for the development. The western portion of the project, which is closest to the existing neighborhoods, will remain unchanged and only a portion of the eastern portion of the project will be revised. The proposed changes would encompass 9.43 acres of the property. The proposed densities and development standards are compatible with the existing development standards and densities governing the adjoining residential communities. The developable area will not increase from the proposed changes. The request does not reduce the amount of green space shown on the previously approved Final Site and Landscape Plan and protects all environmental features contained in the prior approved plan.

**Traffic:**

The previously approved traffic study completed in 2017 was administered with the maximum amount of 450 dwelling units considered. The Applicant has received conceptual approval from the State Highway Administration to add a left turn lane from MD 197 on to Greenview Drive to facilitate movements of right in; right out; and left in at the intersection. The MD197 left turn lane proposal has received SHA concept approval.

**Below is an overhead of the site area for the proposed change**



**RECOMMENDATION:**

Staff recommends that the City of Laurel Planning Commission **APPROVE** Amended Site and Landscape Plan for the Patuxent Greens project with the following conditions:

- 1) The Applicant shall apply for and obtain Final Record Plat for Subdivision approval from the City of Laurel Planning Commission.
- 2) The Applicant shall obtain all required City of Laurel permits for the project.
- 3) The Applicant shall install the City standards “No Parking” signs on the public roads.
- 4) The Applicant shall obtain appropriate approvals from the State Highway Administration (SHA) for off-site improvements to Route 197 (Laurel-Bowie Road).
- 5) A flood elevation certificate shall be required on every structure and a copy of the certificate shall be submitted to the City to incorporate into the property file.
- 6) The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the property.

**ATTACHMENTS:**

1. Statement of Justification
2. Amended Site Plan
3. Fire Truck Turning Exhibit
4. Amended Landscape and Lighting Plan
5. WSSC Memo

**REVIEWED BY:**

Robert Love, Director