



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

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March 8, 2022

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Director

CASE: **Map Amendment No. 925, Ordinance No. 1996**
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 Map Amendment 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

BACKGROUND INFORMATION:

The Applicant is seeking Map Amendment 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.

Department or Agency	Comments Received
City of Laurel Department of Public Works	<i>See comments below. (3/18/2022)</i>
City of Laurel Police Chief	<i>No issues with project. (3/16/2022)</i>

City of Laurel Department of Parks and Recreation.	<i>No issues with project. (3/15/2022)</i>
City of Laurel Building Official and Fire Marshal	<i>No issues with project. (2/24/2022)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>See attached memo (3/10/2022)</i>
Maryland Department of Planning	<i>No issues with project. (2/24/2022)</i>
Prince George's County Health Department	<i>See attached memo (3/4/2022)</i>
Maryland State Highway Administration (SHA)	<i>No issues with project. (2/24/2022)</i>
Maryland-National Capital Park and Planning Commission (M-NCPPC)	<i>No issues with project. (3/7/2022)</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>
Prince George's County Council, District 1 Member (Councilman Thomas Dernoga)	<i>No comments received.</i>
Prince George's County Office of the Clerk of the Council	<i>No comments received.</i>

Department of Public Works Comments:

- If the proposed changes with additional houses will need SWM plan revision, after the County's review and approval, a copy needs to be provided to DPW for documentation.

- If the configuration of any public streets will be changed due to the increase house units, the plan needs to be reviewed and approved by DPW.
- If more street lights are needed due to the increased house units/ street reconfigurations, all street lights need to be LED and approved by DPW.
- DPW previously commented on the parking concerns for this development project. Please provide us a parking summary and a statement to address the parking concerns with the increased 61 townhouse units.
- We do not have comments for the revised traffic impact study at this time. Please provide us a construction timeline for all the approved traffic improvements for this project.
- The Applicant is responsible for all damages to the public and private right-of-way during the construction.
- If there are any utility cuts performed on a City street/ alley, 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.

ANALYSIS:

The Applicant is proposing to develop 61 additional dwelling units to bring the total amount to 450 dwelling units. The proposal includes the following changes to the previously approved types of dwelling units, which would reduce the amount of single-family dwellings by 46 and increase the townhomes by 107 as shown below:

Housing Type	Current Approved Layout	Proposed Layout
Single Family Dwelling Detached	167	121
Townhome	222	329

Map Amendment No. 880 was approved on January 22, 2018, for up to 450 single-family and townhouse dwelling units. Preliminary Subdivision Plan Resolution 18-05-PC (Approved October 23, 2018) and the Final Site and Landscape Plan Resolution 18-06-PC (Approved October 23, 2018) reduced the total permitted dwellings for the project to 389 units.

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 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:

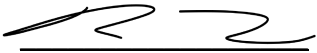
Staff recommends that the City of Laurel Planning Commission **RECOMMEND APPROVAL** to the Mayor and City Council for Map Amendment 925, with the following conditions:

- 1) The Applicant shall apply for and obtain Preliminary Subdivision Plan Revision approval from the City of Laurel Planning Commission.
- 2) The Applicant shall apply for and obtain Amended Final Site and Landscape Plan approval from the City of Laurel Planning Commission
- 3) The Applicant shall apply for and obtain Final Record Plat for Subdivision approval from the City of Laurel Planning Commission.

ATTACHMENTS:

1. Statement of Justification, PUD Concept Plan, and SHA Concept Approval Letter
2. Application
3. Traffic Impact Study (2017)
4. Updated Traffic Impact Study (2021)
5. WSSC Memo
6. Prince George Health Department Memo

REVIEWED BY:

A handwritten signature in black ink, appearing to be 'RL', written over a horizontal line.

Robert Love, Director