



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

---

---

8103 Sandy Spring Road • Laurel, Maryland 20707 • (301) 725-5300  
Web: <http://www.cityoflaurel.org> E-mail: [ecd@laurel.md.us](mailto:ecd@laurel.md.us)

**DATE** October 5, 2018

**AGENDA ITEM NO. 7**

**AMENDED TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission  
**FROM:** Christian L. Pulley, Director  
**CASE:** **Patuxent Greens Golf Course- Preliminary Subdivision Plan**

**GENERAL INFORMATION**

**APPLICANT:** ADC Builders Inc.  
6290 Montrose Road  
Rockville, MD 20852

**OWNER:** **Cohen Siegel Investors**  
6290 Montrose Road  
Rockville, MD 20852

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

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

**REQUESTED ACTION:** Preliminary Subdivision Plan Approval

**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

**BACKGROUND INFORMATION:**

The Applicant is seeking Preliminary Subdivision Plan approval to re-develop the Patuxent Greens Golf Course, located at 14415 Greenview Drive, Laurel, MD 20708. The subject property consists of 191.71 acres of land. The proposed project is to subdivide land into 222 townhouses and 167 single-family homes for 389 residential development units. The proposal also includes a new 6,784 SF clubhouse, outdoor terrace, 3,000 SF pool, two (2) tot lots, hiker/biker trails, comprehensive sidewalk system, utilities, open space areas and landscaping. The property was part of the First 1981 Annexation for the City of Laurel that was enacted on February 2, 1982 and was placed in the Planned Unit Development

Existing (PUD-E). Map Amendment approval was obtained on January 22, 2018, which allowed the Applicant to proceed with submitting zoning applications for re-development.

The application was heard and tabled at the September 11, 2018 Planning Commission hearing to address some concerns of the commissioners. The Applicant has made minor modifications to the preliminary subdivision plan and submitted additional supporting documents pertaining to the proposed project. Those documents include an incident impacts on traffic circulation exhibit and comparable developments with single access point exhibit. City staff visited five (5) of the six (6) communities in the comparable developments exhibit to view how the sites were constructed. The visited communities include:

<b>DEVELOPMENT</b>	<b>NUMBER OF UNITS</b>	<b>UNITS PER ACRE</b>
Russet Green (Laurel)	567	3.2 units per acre
Victoria Falls (Laurel)	650	6.19 units per acre
Greenbelt Station (Greenbelt)	800	12.5 units per acre
Kings Grant (Upper Marlboro)	357	3.03 units per acre
Cameron Grove (Upper Marlboro)	740	4.68 units per acre

It is important to note that the Greenbelt Station development was located within the floodplain. However, the developer raised the site so the properties are located above the base flood elevation (BFE).

**Below is an overhead of the development area**



**City Departments and Outside Agency Notifications:**

<b>Department or Agency</b>	<b>Comments Received</b>
City of Laurel Department of Parks and Recreation	Requesting that a maintenance agreement be put in place to ensure that the developer/HOA maintains the property in a reasonable manner that is consistent with City Code and standards.
City of Laurel Fire Marshal	All concerns have been addressed and have no other issues. Originally, had concerns about emergency vehicle (EV) access in the alleys as well as parking within the alleys. It was determined that there will be no parking in the alleys and signs will be installed to allow EV access throughout the community including the 20' alleys.
City of Laurel Police Department	After review of the revised plans, there are no issues or concerns at this time. Originally, had concerns about the ingress and egress of the community, as well as EV access in the alleys.
City of Laurel Emergency Manager	Flood elevation certificate shall be required on every structure. Construction for the site shall be above the Base Flood Elevation (BFE) plus two (2) feet of freeboard. The appropriate permits and or special exemptions from MDE and FEMA shall be submitted to the City.
City of Laurel Department of Public Works	Approved revised Traffic Impact Study (TIS) with comments: The design plan for this traffic circle must be submitted to the City and specifically the Department of Public Works, for additional review and approval. The plan must show all the required signage and pavement markings installations, curb modifications, pedestrian ramp upgrades to meet the ADA standards and decorative crosswalk installations.
Washington Suburban Sanitary Commission (WSSC)	A Hydraulic Planning Analysis (HPA) for this project is currently under review. The HPA will be a more detailed hydraulic review. A 10-inch water main (Contract No. 1985-6638A) in Greenview Drive is available to serve the proposed site. A 33-inch gravity sewer main (Contract No. 1957-24126), traversing the property, is available to serve the proposed site. Developments that are proposing trails on their site cannot tie into the existing trails within the Patuxent Watershed. We will reevaluate the design and system conditions at the time of application for water/sewer service.
Prince George's County Health Department	<p>1. Pesticides used to control pests on lawns, golf courses and recreational areas may affect individuals that may be sensitive when in contact with the treated areas. The existing site is currently occupied as a golf course and is intended to be redeveloped into a residential community. The applicant may consider the sampling the grounds for potential herbicide and pesticide contaminants that may exist in the soils particularly in the areas of the chemical mixing stations and the t-boxes and greens of the golf course. If detected the applicant should ensure the mitigation efforts according to state and local laws.</p> <p>2. The property is located in the recharge area for the Patuxent aquifer, a groundwater supply that serves Prince George's county. Golf course maintenance activities can add nitrogen, phosphorus, and other organic and inorganic chemicals that can adversely impact the health of those that rely on the Patuxent</p>

	<p>aquifer as their water source. Nitrogen concentrations greater than 10 mg/L can cause methemoglobinemia, a dangerous blood disorder in infants.</p> <p>3.The applicant must ensure that underground storage tanks are not disturbed by excavation or grading activities. Should the soil become contaminated during the construction/demolition activity or should the applicant discover contaminated soils, all impacted soils must be handled in a manner that comports with State and local regulations. The applicant may consider testing the soils for possible contaminants associated with the motorized vehicle maintenance prior to the redevelopment of the existing golf course to a residential community. The applicant may consider applying for the Maryland Department of the Environment's Voluntary Cleanup Program prior to the redevelopment of the potential "brownfield sites."</p>
Maryland State Highway Administration (SHA)	No comments received, however the applicant is working with SHA for the proposed off-site improvements on Route 197 (Laurel-Bowie Road). All off-site improvements will require SHA permits.
Prince George's County Schools	No impact to Safe Routes to School or adjacent PGCPs properties. Due to the site's separation from existing area neighborhoods all students, residing in the new community will receive transportation to their assigned schools. Install sidewalks on both sides of all streets within the proposed development. Students transported by bus should have safe bus pick-up and drop off areas.
Maryland Department of Planning	No comments received.
Maryland-National Capital Park and Planning Commission (MNCPPC)	No comments received.
Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) <i>Site/Road Plan Review Division</i>	Agency has no objection to the proposed fill in the floodplain for the project. The proposed floodplain fill has no adverse impact to the upstream and downstream properties adjacent to the proposed development. No other comments were received.
Prince George's County Department of Public Works and Transportation	No comments received.
Laurel Volunteer Fire Department	No comments received.
Laurel Volunteer Rescue Squad	
Baltimore Gas and Electric (BGE)	No comments received.
Verizon	No comments received.

**ANAYLSIS:**

The Applicant is seeking Preliminary Subdivision Plan approval to re-develop the Patuxent Greens Golf Course, located at 14415 Greenview Drive, Laurel, MD 20708. The subject property consists of 191.71 acres of land. The proposed project is to subdivide land into 222 townhouses and 167 single-family homes for 389 residential development units. The proposal also includes a new 6,784 SF clubhouse, outdoor terrace, 3,000 SF pool, two (2) tot lots, hiker/biker trails, comprehensive sidewalk system, utilities, open space areas and landscaping. The Applicant is seeking forest conservation and final site and landscape plan approval simultaneously with this application.

Furthermore, per *Section 20.29.7 of the Code*, before preliminary approval may be granted for this proposed subdivision, the Planning Commission may find that sufficient public facilities and services exist or are programmed for the area. The Applicant provided the following responses to explain that existing and proposed public facilities and services are adequate for the residents of the proposed development.

**1. *The availability of existing or programmed sewage or water mains.***

Water and sewer service lines are located in Route 197 and extend in the public right of way streets to service the existing adjacent development. Water and sewer service can be extended to the Subject Property within existing rights of way or easements. The Subject Property will be serviced by a 8-10" inch water line extended from Greenview Drive and 8-10"inch sewer lines extended from the existing sewer line which bisects the site.

**2. *The potential effect of the proposed subdivision on the efficient and economic operation of existing or programmed public facilities.***

The proposed subdivision includes substantial upgrades to intersections and roadways as discussed in the Traffic Impact Study and also provides a comprehensive upgrade of existing substandard stormwater management treatment in the area. These upgrades will not only serve the proposed subdivision but will create a more efficient and economic operation of public facilities for the adjoining area.

**3. *The distance of any necessary extension of sewage and water facilities through unsubdivided lands which are indicated for eventual development on an approved plan.***

The required extension of water facilities will be via connection to existing lines located in Greenview Drive and then throughout the proposed project as indicated in the preliminary plan. Sewer facilities exist on the site and are available for connection with necessary approvals in order to provide sewer service as indicated on the preliminary plan.

**4. *The location of the proposed subdivision in respect to the approved "Prince George's County Ten-year Water and Sewage Plan, " or in any plan which designates the timing of construction of facilities.***

The Applicant obtained approval this past July and the Subject Property has been placed within Category W-4 and S-4 of the Prince George's County Ten-year Water and Sewerage Plan. Once the subdivision is approved, the Subject Property will be eligible for Category W-3 and S-3 and will be in the proper category for permit and development to provide service adequate for the proposed development.

**5. *The availability of access roads adequate to serve traffic which would be generated by the subdivision, or the presence of a proposal or such road(s) on an adopted Master Plan and fully funded in the current Capital Improvement Program or the State Highway Administration (SHA) program.***

The Applicant has provided a revised Traffic Impact Study that not only analyzes capacity of surrounding road networks and intersections per established guidelines but also provides an appendix of operational improvements to the intersection of Clubhouse Boulevard and MD Route 197 and Greenview Drive and Clubhouse Boulevard. At MD Route 197 & Clubhouse Road, modifying the existing southbound MD 197 left turn signal from a E/P (Exclusive/Permissive) five-section signal head to a dedicated left turn on green arrow only could help alleviate the problem. This improvement will eliminate the operational safety and sight distance challenge that exists for cars that are either northbound or southbound in the left turn lane. Furthermore, at Clubhouse Boulevard/Entrance to Patuxent Greens & Greenview Drive, the construction of a mini roundabout at the intersection would provide for safe and efficient operation for the intersection. Due to the design of the roundabout and how the roundabout will operate, the cars northbound on Greenview Road at Clubhouse Road entering the roundabout will have the right-of-way over the cars that are leaving the Patuxent Greens Golf Course. Cars leaving the Patuxent Green Golf Course will have to wait for cars that are northbound on Greenview Drive leaving the single-family portion of the community. The roundabout will be mountable in the event an emergency. These developer funded operational improvements together with the capacity related

improvements will ensure the access roads and surrounding road network will be adequate to serve traffic generated by the subdivision. Also the improvements should improve safety measures for the community.

**6. *The availability within a reasonable distance, and the adequacy of school, fire, police, utility, park and recreation services or other public services deemed necessary by the Planning Commission.***

- A. Local schools nearby include Deerfield Run Elementary; Dwight D. Eisenhower Middle School, Laurel High School, St. Mary's of the Mill and St. Vincent Pallotti.
- B. The Laurel Volunteer Rescue Squad Engine 49 fire station is located within 0.6 miles of the proposed subdivision and the nearest police station, Laurel station, is located 1.5 miles from the Subject Property.
- C. The proposed subdivision will include a community pool and clubhouse facility; a trail network that provides a full circuit for walking and biking; two (2) tot lots or multi-age play areas; numerous benches and sitting areas; a dog park; fitness equipment located along the trail network and numerous unprogrammed open space areas for passive and active recreation.

All facilities are within a reasonable distance of the proposed subdivision or are located within the Subject Property. Adequacy for public schools and public safety facilities is established via the surcharge fees assessed by statute and paid at the time of issuance of each building permit.

**7. *The location of the development in relationship to public transit, including rail or bus systems, and potential impact on those facilities.***

There is currently a public bus service along MD 197 with bus stops located within 0.25 miles of the Subject Property. The MARC train station at Main Street & First Street is located within .2 miles of the proposed subdivision.

**8. *The proposed density is in accord with an adopted plan.***

The proposed density is 2.9 DU/acre for the proposed development. This blended density is less than the maximum density allowed under the approved PUD-E plan. Additionally, the densities and lot sizes are compatible with adjacent development.

**9. *Individual water and sewer systems, if pre-existing must be capable of meeting all local, county, and state requirements regarding water pressure, requirements for sprinkler systems, and any other public safety standards and requirements.***

The proposed subdivision will be subject to full review by WSSC through the (HPA process) to ensure there will be adequate pressure and will otherwise meet all codes and regulations for sprinkler systems and other public safety standards.

**10. *The traffic and transit impacts of the proposed subdivision or development; the scoping of the analysis of such impacts shall be governed by the American Public Works Association standards as utilized by the City Department of Public Works.***

A revised Traffic Impact Study was and approved with comments from a Department of Public Works Memorandum dated October 9, 2018, which states: "This Department has reviewed the revised Traffic Impact Study (TIS) for the redevelopment of the Patuxent Greens Golf Course. There are eight (8) intersections studied in the TIS,

including one (1) City maintained intersection at Clubhouse Boulevard and Greenview Drive. The remaining seven (7) are State maintained intersections. Clubhouse Boulevard and Greenview Drive will be modified from the existing 4-leg intersection to a single lane traffic circle and the Level of Service (LOS) will be maintained as Level A. This Department recommends approving the TIS with the following comments:

*The design plan for this traffic circle must be submitted to the City and specifically the Department of Public Works, for additional review and approval. The plan must show all the required signing and pavement markings installations, curb modifications, pedestrian ramp upgrades to meet the ADA standards, decorative crosswalk installations, etc.*

*The Applicant is responsible for any review and approval with the State regarding other requirements and improvements at the State maintained intersections.”*

**11. *The impact on police facilities, fire and rescue facilities, and other public safety facilities with emphasis on accepted standards of service delivery, including the availability of equipment and personnel to adequately service the proposed development.***

Public safety facilities are located within a reasonable distance to service the proposed subdivision and the development will be subject to payment of the Public Safety Surcharge at each building permit to help augment public safety services in the area.

**12. *The impact on all schools, libraries and other public facilities impacted by the proposed development within a reasonable distance of the proposed subdivision or development; the identification of all related facilities the identification of all related facilities shall be contained within the technical staff report.***

The nearest schools are identified above and the development will be assessed a Public Schools Surcharge Fee payable at each building permit.

**13. *Adequacy of open space and recreational facilities in relation to the proposed subdivision or development; and***

A schedule of recreational facilities is submitted with the subdivision application. The development will include a community pool and clubhouse facility with various program activities; a trail network that provides a full circuit for walking and biking; two (2) tot lots or multiage play areas; numerous benches and sitting areas; numerous unprogrammed open space areas for passive and active recreation and pet waste disposal stations; as well as over 108 acres of conservation areas and other open space.

**14. *A fiscal impact analysis which shall include anticipated revenues and costs for government services, capital improvements to be provided by the developer and government agencies, staging of development, and staging of programmed facilities.***

The proposed subdivision will transform a failing golf course which is no longer economically viable to a planned community with substantial retained open space; improved drainage and stormwater management and extensive recreational opportunities. The proposal responds positively to the City's housing policy by not including multifamily units and helping to improve the City's ratio of single family (attached and detached) ownership opportunities to rental multifamily housing stock. The creation of separate fee simple lots will increase the property taxes generated by the Subject Property and will generate substantial surcharge fees for public safety and schools. Investment in road improvements for the project by the developer will also benefit the City's infrastructure inventory. Additionally, the proposed development will remedy a negative floodplain categorization in the surrounding area creating a savings in annual insurance premiums to City residents. The proposal also will replace the existing clubhouse facility associated

with the golf course and thereby will remove a structure that negatively impacts the City's flood hazard assessment. Once all entitlements are completed, it is envisioned the proposed subdivision will build out completely in 5 years.

**15. *Whenever the provisions of the Forest Conservation Regulations, as set forth in Article V of this chapter, are applicable, all such applicable provisions of Article V shall be complied with in conjunction with the subdivision proceedings of this article relating to subdivisions.***

The proposed subdivision complies with the Forest Conservation Regulations. Per Laurel, MD *United Land Development Code Sec.20-41.2* there is no Net Tract Area once the 100 year Floodplain is deducted from the Gross Tract area of the site and therefore no Forest Conservation is required. The application does propose the retention of 53.57 acres of forest on site, adjacent to the Bear Branch. Approval of a Forest Conservation Plan is sought with the proposed subdivision application.

**RECOMMENDATION:**

Staff recommends that the City of Laurel Planning Commission **APPROVE** Preliminary Subdivision Plan for the re-development of the Patuxent Greens Golf Course for a residential community with the following conditions:

1. The Applicant shall obtain Final Site and Landscape Plan approval and shall adhere to all conditions.
2. The Applicant shall obtain Final Subdivision/Record Plat Approval for the residential community.
3. The Applicant shall submit a signage and pavement parking plan to the City Department of Public Works for review and approval prior to building plan submittal. The plan shall include the design of the proposed traffic circle to be located at Clubhouse Boulevard at Greenview Drive. The plan shall also include all required signage and pavement marking, curb modifications, pedestrian ramp upgrades to meet the ADA standards and decorative crosswalk installations.
4. Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

**ATTACHMENTS:**

1. Preliminary Subdivision Plan
2. Traffic Incident Exhibit
3. Comparable Developments (one-way ingress/egress) Exhibits

**SUBMITTED:**

---

Christian L. Pulley  
Director