



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

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DATE September 29, 2022

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Director

CASE: Patuxent Greens- Final Record Plat of Subdivision (Res. 22-17-PC)

GENERAL INFORMATION

APPLICANT: CS Patuxent Greens, LLC
Attn: Alan Cohen
121 Congressional Lane
Rockville, MD 20852

OWNER: CS Patuxent Greens, LLC
Attn: Alan Cohen
121 Congressional Lane
Rockville, MD 20852

LOCATION: 14415 Greenview Drive
Laurel, MD 20708

ZONE: PUD-E (Planned Unit Development Existing)

REQUESTED ACTION: Final Record Plat of Subdivision 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
- 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
- Preliminary Subdivision Revision Plan (22-12-PC), July 12, 2022
- Amended Site and Landscape Plan (22-11-PC), July 12, 2022

BACKGROUND INFORMATION:

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of an additional 61 dwelling units to bring the total for the development to 450 dwelling units on the property known as Patuxent Greens. 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.

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>No issues with the application (10/11/2022)</i> |

ANALYSIS:

The site will be reconfigured to include the additional 61 dwelling units. The application includes three (3) plats with the following:

- Plat 11: 107 Townhouse Lots totaling 4.72 acres (Overall Plat- 8.87 Acres)
- Plat 12: 26 Single Family Dwelling Lots totaling 4.98 Acres (Overall Plat- 7.22 Acres)
- Plat 13: No building lots (Overall Plat- 12.57 Acres)

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.

RECOMMENDATION:

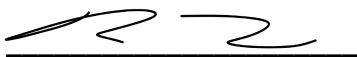
Staff recommends that the City of Laurel Planning Commission **APPROVE** Final Record Plat of Subdivision for the development of the Patuxent Greens project with the following conditions:

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
Director