



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

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May 26, 2022

AGENDA ITEM NO. 4

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission
FROM: Robert Love, Director
CASE: Preliminary Subdivision Plan No. 927
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: Preliminary Subdivision 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 Preliminary Subdivision 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.

Department or Agency	Comments Received
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>No issues with project. (5/31/2022)</i>
City of Laurel Building Official and Fire Marshal	<i>No issues with project. (6/2/2022)</i>
Laurel Volunteer Fire Department	<i>No issues with project. (6/6/2022)</i>
Laurel Volunteer Rescue Squad	<i>No issues with project. (6/6/2022)</i>
Laurel Emergency Services Commission	<i>No issues with project. (6/6/2022)</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 Preliminary Subdivision 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.

Per Section 20.29.7 of the City of Laurel Zoning 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. It is the intent of this narrative to explain that existing and proposed public facilities and services are adequate for the residents for the proposed Janoske Property development.

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

Water service will be owned and maintained by WSSC. Water is available to connect to the development from an existing 24" water main located within the old Contee Road right-of-way and from an existing 10" water main located within realigned Contee Road, both of which border the property to the southwest.

Sewer service will be owned and maintained by WSSC. Sewer service is available to connect to the development from an existing 8" sewer line located within the Contee Road right-of-way which borders the property to the south.

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

The proposed 63 townhouses will have a minimal effect on the efficient and economic operation of any existing or programmed public facilities.

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.

No extension of sewer and water facilities is required for the Janoske Property development.

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 water and sewer are currently in Category 4, but Category 3 will be immediately applied for pending Preliminary Plan approval.

5. The availability of access roads adequate to serve traffic which would be generated by the subdivision, or the presence of a proposal for 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 approved scoping agreement and Traffic Impact Study by Traffic Concepts, Inc dated December, 2021 and submitted as a part of this Preliminary Plan application show that existing roads and intersections within the study area provide a level of service 'D' or better which is the minimum required for the trips generated by the proposed 63 townhouse lots.

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.

Schools:

A School Utilization Chart is provided with this Preliminary Plan submission. The chart shown below summarizes that existing schools have the capacity to absorb the additional 19 students within the Area 1 School Cluster.

SCHOOL UTILIZATION CHART

	BOND MILL ELEMENTARY SCHOOL	CLUSTER AREA 1 ELEMENTARY SCHOOLS	MARTIN LUTHER KING, JR. MIDDLE SCHOOL	CLUSTER AREA 2 MIDDLE SCHOOLS	LAUREL HIGH SCHOOL	CLUSTER AREA 1 HIGH SCHOOLS
ENROLLMENT SY 2021-2022*	477	6,251	938	2,386	2,016	4,643
STATE RATED CAPACITY (SRC)**	479	6,060	850	2,261	1,867	3,948
UTILIZATION RATE (ENROLLMENT AS % OF CAPACITY)	99.6%	103.2%	110.4%	105.5%	108%	117.6%
2020 PUPIL YIELD RATE (SFA)***	0.114	0.145	0.073	0.073	0.091	0.091
DWELLING UNITS (SFA – JANOSKE)	63	63	63	63	63	63
ADDITIONAL STUDENTS FROM JANOSKE TOWNHOUSES	8	8	5	5	6	6
TOTAL STUDENTS WITH JANOSKE TOWNHOUSES	485	6,259	943	2,391	2,022	4,644
UTILIZATION RATE WITH JANOSKE TOWNHOUSES	101.2%	103.3%	110.9%	105.8%	108.3%	117.8%

* School enrollment numbers taken from <http://www.pgcps.org>

** School enrollment numbers taken from SY2021-2022 official enrollment by school and grade, Prince George's County Public Schools.

*** Pupil yield rates take from 2020 pupil yield study of public schools in Prince George's County, Maryland by M-NCPPC.

Police and Fire Services:

Police and Fire service is provided from the following locations along with distances to the development showing that these services are within a reasonable distance to the development.

Laurel Volunteer Fire Department Station 10 _____ 1.1 miles

7411 Cherry Lane

Laurel Volunteer Rescue Squad _____ 2.8 miles

14910 Bowie Road

Laurel Police Department _____ 2.7 miles

811 5th Street

Utilities:

Existing water line owned and maintained by WSSC is located in the Contee right-of-way along the southeast property line.

Existing sewer line owned and maintained by WSSC is located in the Contee right-of-way along the southeast property line.

Gas, electric, telephone and cable services are available in the Contee right-of-way and will be connected underground to the development.

Park and Recreation:

The City of Laurel has acquired property located across Contee Road from the Subject Property and has proposed a public park in this location. The Applicant is also dedicating private HOA open space and on-site recreational facilities to meet the Open Space/Recreation requirement.

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

Contee Road is a major bus route with frequent, seven-day bus service. A bus stop is located on the south side of Contee Road at Belle Chase Boulevard, approximately 0.2 miles from the proposed subdivision.

- 8. The proposed density is in accord with an adopted plan, or as approved within a Revitalization Overlay Area consistent with the regulations and intent of such areas, and**

The proposed density is consistent with the City of Laurel Zoning Code for the R-T zone.

- 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.**

As previously mentioned, the property is currently in water and sewer category 4, but Category 3 will immediately be applied for pending Preliminary Plan approval to confirm adequate capacity for this project.

- 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.**

An approved scoping agreement and traffic impact study have been submitted with this Preliminary Plan proposal. All intersections perform at a passing level including the impacts caused by the 63 lots proposed in this proposal.

- 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.**

The 63 townhouses proposed do not impact the police facilities, fire and rescue facilities and other public safety facilities to such a degree that accepted standards of service deliver cannot be met.

- 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.**

There is a minor impact to nearby schools, libraries and other public facilities located within a reasonable distance from the proposed development.

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

Open space and recreational facilities requirements are being met by the dedication of private HOA open space and on-site recreational facilities to account for the use of these facilities by the residents of the proposed development.

- 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.**

All roads, street lights, landscaping, sidewalks, storm drain and stormwater management within the proposed development are private and will be maintained by the Homeowner Association. Water and sewer facilities are owned and maintained by WSSC (Washington Suburban Sanitary Commission).

Public improvements within the Contee Road right-of-way such as road widening, concrete curb and gutter, concrete sidewalks and public street lights will be owned and maintained by Prince Georges County. There will be little to no cost for these improvements by the City of Laurel. These costs would be offset by property taxes. Other public services such as schools would be offset by school taxes.

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.

On-site retention and planting are proposed to meet the requirements of the Forest Conservation regulations. A Preliminary/Final Forest Conservation Plan is included with this submission that outlines where and how the requirements of forest conservation are met.

Below is an overhead of 7222 & 7302 Contee Road



RECOMMENDATION:

Staff recommends that the City of Laurel Planning Commission **APPROVE** Preliminary Subdivision Plan No. 927 for 7222 and 7302 Contee Road with the following conditions:

- (1) The Applicant shall obtain Final Neo-Traditional Overlay Plan Approval from the Laurel Planning Commission.
- (2) The 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. Adequate Public Facilities Narrative
3. Parking Space Exhibit
4. Prince Georges County Health Department Memo

REVIEWED BY:

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

Robert Love, Director