



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

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DATE November 12, 2019

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission
FROM: Robert Love, Deputy Director
CASE: Laurel Overlook- Final Record Plat of Subdivision

GENERAL INFORMATION

APPLICANT: Strittmatter Contee, LLC
888 Bestgate Rd.
Annapolis, MD 21401

OWNER: Strittmatter Contee, LLC
888 Bestgate Rd.
Annapolis, MD 21401

LOCATION: 7041 & 7051 Contee Rd.
Laurel, MD 20707

ZONE: Townhouse (R-T) and One Family Detached (R-5)

REQUESTED ACTION: Final Record Plat of Subdivision Approval

PREVIOUS ACTION: First 2017 Annexation, Resolution No. 11-17 (finalized 9/7/17)
Charter Amendment Resolution No. 171, (Annexation was effective 9/12/17)
Neo-Traditional Overlay Concept Approval, January 10, 2018
Preliminary Subdivision Plan Approval No. 882, March 13, 2018
Forest Conservation Approval, March 13, 2018
Final Site and Landscape Plan Approval, May 14, 2019

BACKGROUND INFORMATION:

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of 180 residential townhouse lots, an athletic field, and open space areas on the property to be known as Laurel Overlook (Formally Flester). The subject property consists of 32.7 acres of land and is zoned Townhouse (R-T) and One Family Detached (R-5). The property is located at 7041 & 7051 Contee Rd., Laurel, MD 20707.

The property is located on the west side of Contee Road. The site also abuts Interstate 95, the major north-south connector expressway on the East Coast, along its western boundary. South of the subject property are the Mayfair residential subdivision and the Westside mixed-use project. Laurel Regional Hospital and the Laurel-Beltsville Senior Activity Center is east of the proposed development site. Grace Baptist Church and some single-family detached homes is north of the subject property and fronting on the east side of Contee Road.

ANALYSIS:

The Applicant is seeking Final Record Plat of Subdivision approval to create parcels for the development of 180 residential townhouse lots, an athletic field, and open space areas. Upon completion, the athletic field will be deeded to the City of Laurel. There will be two (2) plats that must be recorded Prince George's County Department of Land Records. According to the *Unified Land Development Code (Sec. 20-3.3)*, final plats must be recorded within 180 days of the Planning Commission's approval.

PROJECT DATA AND PLAT BREAKDOWN:

Existing Land Use: Vacant

Proposed Land Use(s): Residential Townhouse Community and Athletic Field

Tracts Area: 32.7 acres

Number of Residential Lots: 180

Plat One: Parcel A, Parcel B and Parcel E

Plat Two: Parcel C and Parcel D

RECOMMENDATION:


Staff recommends that the City of Laurel Planning Commission **APPROVE** Final Record Plat of Subdivision for the development of the Laurel Overlook project for a residential townhouse community 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. The Applicant shall adhere to the conditions outlined in Final Site and Landscape Plan Resolution, 19-04-PC.
3. Upon completion of the athletic field, the Applicant shall deed the field to the City of Laurel.

ATTACHMENTS:

1. Record Plat Plans

SUBMITTED:


Christian L. Pulley
Director