



MAYOR AND CITY COUNCIL OF LAUREL

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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January 29, 2024

AGENDA ITEM NO. 3

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Robert Love, Director

CASE: **Amended Site and Landscape Plan**
6500 Clubhouse Drive
Laurel, MD 20708

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: The Applicant is seeking Amended Site and Landscape Plan approval for the Patuxent Greens Development to reduce the original clubhouse building size in order to increase the number of outdoor amenities.

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
- Amended Site and Landscape Plan Approval (22-11-PC), July 12, 2022

BACKGROUND INFORMATION:

The Applicant is seeking Amended Site and Landscape Plan approval for the Patuxent Greens Development to reduce the original clubhouse building size in order to increase the number of outdoor amenities. 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 amended final site and landscape plan approval for 450 dwelling units was approved in 2022 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>No issues with the project. (2/9/2024)</i>
City of Laurel Police Chief	<i>No issues with the project. (2/9/2024)</i>
City of Laurel Department of Parks and Recreation.	<i>No issues with the project. (2/12/2024)</i>
City of Laurel Department of the Fire Marshal and Permit Services	<i>No issues with the project. (2/12/2024)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>No issues with the project. (1/22/2024)</i>
Prince George's County Health Department	<i>No comments received.</i>
Maryland State Highway Administration (SHA)	<i>No issues with the project. (2/7/2024)</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>

ANALYSIS:

The Applicant is proposing to reduce the clubhouse building size from 6,765 sq. ft. to 4,030 sq. ft. and expand the outdoor amenities. The Applicant is proposing that the design provides a more efficient design emphasizing the recreational components of the facility while maintaining the function as a gathering place for the community. Reductions in square footage mainly relate to reducing the size of the meeting room space to a more efficient size that will be cheaper to run and maintain for the community and which will still meet the needs of the neighborhood. The parking will not change with 135 parking spots available, 65 of which will be available for all clubhouse operating hours and 70 that will be available after 6 pm Monday through Friday and all weekend days. The indoor and outdoor amenities in the newly designed clubhouse will include:

Indoor Amenities	Outdoor Amenities
Great Room	Pool
Fitness Room	Deck
Storage Areas	Multi-age Play Area
Men's Restroom	Quiet Pocket Sitting Area
Women's Room	Turf Area
Office	Outdoor Fireplace Area
Lobby	Picnic Zone Area
Pool Equipment	Outdoor Lounge Area
Lifeguard Station	Game Zone
Utility Rooms	
Conference Room	
Multi-Purpose Room	

Below is an overhead of the site area for the proposed change



RECOMMENDATION:

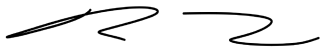
Staff recommends that the City of Laurel Planning Commission **APPROVE** Amended Site and Landscape Plan for the Patuxent Greens Clubhouse project with the following conditions:

- 1) The Applicant shall obtain all required City of Laurel permits for the project.
- 2) The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the property.

ATTACHMENTS:

1. Statement of Justification
2. Amended Site Plan
3. Original Site Plan
4. Clubhouse Specifications

REVIEWED BY:



Robert Love, Director