

# Memorandum

**TO:** David DeMarco, Pulte Homes

**FROM:** David Bickel, Soltesz, LLC

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**DATE:** January 8, 2024 **Revised 8-14-2024**

**SUBJECT:** Corridor Center  
Preliminary Plan of Subdivision APF Analysis  
Soltesz Project No: 0008-82-01

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## Adequate Public Facilities Analysis Section 20-29.7

This report provides the City of Laurel assistance in determining the adequacy of roads and other public facilities for the proposed M-X-T development located off Contee Road called Corridor Center. This proposed development is located within the Intermediate Growth Area according to the Master Plan of Laurel.

This report assesses the public services and facilities available to the proposed Corridor Center development as well as the project's consistency regarding the City's Master Plan and Capital Improvement Plans (CIP), water and sewer plans, and other agencies with jurisdiction for the provision of public improvements. This report considers the potential of the proposed Corridor Center Preliminary Plan in relation to its surroundings, including the nature, extent, and size of the proposed subdivision or development.

The proposed Corridor Center Preliminary Plan proposes 293 units consisting of 148 stacked townhouse condominiums, 132 single family attached dwellings, 12 of which will be designated as live work units, and 13 Active Adult Villa units on 28.24ac+-. The development will contain private streets and alleys. Approximately 0.23 acres along Contee Road is being dedicated to the City of Laurel. The following analyzes the assessment of public services and facilities of the proposed Corridor Center Preliminary Plan pursuant to Section 20-29.7(b) of the City of Laurel Unified Land Development Code:

b. Before preliminary approval may be granted for any subdivision plat or site development plan, or a Final Plan of Revitalization Overlay area proposal, regardless of the zoning classification of the property involved, the Planning Commission may find that sufficient public facilities and services exist or are programmed for the area. It is the intent of this section that public facilities and services should be adequate to preclude danger or injury to the health, safety and welfare and excessive expenditure of public funds unless mitigated by funding requirements for specific public facilities, or the provision of equipment, services, or other means to provide for the inadequate public facilities concluded by the fiscal analysis provided by the applicant or determined by the Planning Commission.

1. The Planning Commission shall consider the potential of the proposed subdivision or site development or Final Plan for a Revitalization Overlay Area in relation to the surroundings, including the nature, extent and size of the proposed subdivision or development, the estimated increase in population, the anticipated timing of the development of the land proposed for subdivision,

the degree of urbanization or development within a reasonable distance of the subject property, given the size and density of the proposed subdivision or development, and the following factors:

- a. The availability of existing or programmed sewage or water mains.
  - **The subject property will be served by public sewer connecting to an 8-inch sewer located at 165-N, 2005-4210B per the WSSC 200 scale sheet 219NE0 and an existing 10-inch water that traverses the site, as well as a 6-inch line that is located within Contee Road right of way.**
- b. The potential effect of the proposed subdivision on the efficient and economic operation of existing or programmed public facilities.
  - **The proposed subdivision will upgrade the last portion of Contee Road with additional right of way dedication, plus infrastructure improvements within the right of way as directed by the operating agency. This could include curb and gutter, sidewalk, street trees and streetlights, and additional pavement .**
- c. 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 proposed extension of the proposed sewer and water facilities into the site will be through existing utilities located within the Contee right of way and Cherry Lane and existing utilities located within the lands that are part of the preliminary plan application. Offsite unsubdivided lands will be used to extend the water and sewer via easement. Water and sewer upgrades to line size in order to increase capacity will be directed by the operating agency (WSSC) and will only be done to service the proposed subdivision. Any disturbance to the existing right of way will be repaired as a part of the water and sewer installation.**
- d. 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 Prince George's County Ten-Year Water and Sewage plan currently categorizes a portion of the property within the W-4 (the remainder being already in W-3) and S-4 categories, which means that this area is ready for future water and sewer service. After the Preliminary Plan and Detailed Site Plan processes, a category change application will be submitted for inclusion into category 3. As a significant portion of the property is already in category 3, there is evidence that a category 3 application is appropriate for the remainder.**
- e. 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 access into the proposed Corridor Center Property will be from Contee Road into the site via a new public roadway upgraded to the appropriate**

standards dictated by the operating agency. All the internal streets and alleys will be private roads. According to the Traffic Impact Analysis previously filed, this vehicular system will be adequate to accommodate traffic in and out of the proposed Corridor Center subdivision. Of the 6 intersections requested to be studied, none failed the rigorous traffic analysis mandated by the County government.

f. 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.

- The police station in Laurel is located at 811 5th Street, approximately 2.5 miles from the Corridor Center site.
- The Laurel University of Maryland Laurel Medical Center is located at 7300 Van Dusen Road, approximately 1.1 miles from the Corridor Center site.
- The Corridor Center site will have access to electric and cable services via Contee Road.
- School adequacy is satisfied by payment per unit of a school surcharge fee. The impacted schools include Bond Mill Elementary School, Martin Luther King, Jr. Middle School, Laurel High School.
- There is currently public bus service along the nearby Van Dusen Road and along Cherry Lane to the north. Both bus route lines are within one-half mile from the proposed property.
- The nearest fire station is the Laurel Volunteer Fire Station (PG Station 10) located at 7411 Cherry Lane, approximately 1.5 miles from the site.
- Existing parks such as Leo Wilson Community Park and the Granville Gude Park are located within 2 miles of the site. The development will also provide for on-site recreational needs via on-site recreational amenities such as the clubhouse and pool.

(2) Facilities shall be deemed programmed if they are included in an adopted Capital Improvement Program, and that there is a reasonable expectation that the project will be funded for construction. The term "Capital Improvement Program" may be construed to include those Capital Improvement Programs of the City, Prince George's County, or other surrounding counties, or regional and state agencies with jurisdiction.

- The proposed Corridor Center Preliminary Plan will not rely on other entities for funding.

(3) Subdivisions or developments which meet the following criteria shall be deemed adequate regarding water and sewage facilities subject to preliminary approval or status within the Washington Suburban Sanitary Commission (W.S.S.C.) service area by the adopted "Prince George's County Water and Sewer Plans," or subsequent amendments to such plans.

- The Prince George's County Ten-Year Water and Sewage Plan currently categorizes this area within the W4 and S4 categories, indicating that this area is ready for future water and sewer service. After the Preliminary Plan process, these categories will be changed to W3 and S3, meaning that upon Preliminary Plan approval, this property will be available for both water and sewer community systems adequate for development planning.

b. Individual water and sewer systems if pre-existing, must meet all local, county and state requirements regarding water pressure, requirements for sprinkler systems, and any other public safety standards and requirements.

- **WSSC will receive a Hydraulic Planning Analysis that allows them to study water and sewer capacity. No issues were identified during the Conceptual Site Plan approval process.**

c. In addition to the requirements of Subsection 20-29.7(b) above, all applications for approval of any subdivision or site development of residential land containing five (5) acres or more, or which provide for ten (10) or more dwelling units, or commercial, office or industrial developments which are proposed on land area which exceeds twenty-five thousand (25,000) square feet, shall be accompanied by an adequate public facilities study which shall be prepared by the applicant and reviewed by the Planning Commission staff in accordance with standards and guidelines generally accepted by local governments. The requirements of an "Adequate Public Facility Analysis" is required in all Revitalization Overlay Area proposals. An adequate public facilities study shall be prepared by qualified professionals and technicians and shall address the following:

- a. 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.
  - **Refer to the submitted Traffic Impact Analysis. The report studies 6 separate intersections identified by staff, and all intersections pass the required traffic analysis test.**
- b. 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 police station in Laurel is located at 811 5th Street, approximately 2.5 miles from the Corridor Center site.**
  - **The Laurel University of Maryland Laurel Medical Center is located at 7300 Van Dusen Road, approximately 1.1 miles from the Corridor Center site.**
  - **Fire and Rescue is located at 7411 Cherry Lane, approximately 1.5 miles from the site.**
- c. 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 new Laurel Library located on Talbott Street between Seventh Street and Eighth Street.**
- d. Adequacy of open space and recreational facilities in relation to the proposed subdivision or development; and

- The site proposes a one-acre open space parcel which will be the home of the community building and pool area. The site is connected with a trail that connects into the sidewalk system.
- e. 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.
  - A fiscal impact study has been submitted independent of this document.

- f. Estimations for fiscal impact and capital contributions for public facility impacts shall be submitted to include, if applicable, the pro rate share, or estimated proportionate share of the applicant's impact, using applicable standards, or any service or facility.

Impacts to public facilities are generally determined by the operating agencies and paid at their rates once necessary reviews have occurred. This would tend to include water and sewer, stormwater management, parks, roads, schools, and life safety functions. The following are the estimated or anticipated requirements:

- Water and Sewer: WSSC, the operating agency for the jurisdiction's water and sewer services, will require a fee of \$5,090 per unit System Development Charge.
- Public roads have no impact fee; however, the operating agency requires that roads be upgraded to support the development along the frontage or at critical intersections that fail. In this case the public frontage road (Contee) will be upgraded. Per the Traffic Impact Analysis, no off-site intersections need to be upgraded.
- Parks: This application requires that a fee in lieu of \$341,000, or as proposed per the plan, and expenditure of \$500,000.
- Schools: There is currently School Facilities Surcharge payment of \$18,926 per unit for units located outside the beltway.
- Life Safety (Police/Fire/Rescue): Currently the surcharge for Life Safety is \$8,925 per unit.
- Stormwater Management: The site is associated with both 100-year control and water quality. Necessary stormwater management is provided by the developer as demonstrated on the Stormwater Management Concept Plan.

(d) In-lieu of requiring an applicant to construct or pay the cost of construction of public facilities in connection with the proposed subdivision in situations in which it would not be equitable to impose the entire cost on the applicant because of the limited impact of the proposed subdivision or development on those public facilities, the Planning Commission may require the applicant to pay a fee, or other contribution to the City based on an equitable allocation or apportionment that the proposed subdivision or development proposed would have on those public facilities. The amount of any such fee shall bear a reasonable relationship to the anticipated impact of the proposed subdivision or development on public facilities. Such fees shall be paid to a fund specifically designated for public facilities, and such fund may only be used by the City for such purposes. Such fees may be in addition to the payment of impact fees as provided for by the Mayor and City Council.

- The developer for the proposed Corridor Center Preliminary Plan will design, permit, and construct the improvement of Contee Road frontage improvements as well as all interior site improvements.

e. 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 woodland conservation required for the proposed Corridor Center project is 8.68 acres. The amount of woodland conservation provided is 8.68 acres (2.02 acres reforestation on-site, 0.19 acres landscape planting, 1 acre street tree, and 5.47 acres off-site).