

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 C-VAC development located off Park Center Drive called Oaks at Laurel. This proposed development is located adjacent to PUD-E zoning to the north and east but is not subject to the regulations of that zone because the proposed townhomes are not a part of that plan. Zoning to the south and west are C-VAC.

This report assesses the public services and facilities available to the proposed Oaks at Laurel 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 Oaks at Laurel Preliminary Plan in relation to its surroundings, including the nature, extent, and size of the proposed subdivision or development.

Previously approved by way of Special Exception (Application #950), the proposed Oaks at Laurel Preliminary Plan proposes 82 lots consisting of 82 single family attached townhomes, a minimum 7% (6 units) of which will be designated as affordable housing. The development will contain private streets and alleys. The following analyzes the assessment of public services and facilities of the proposed Oaks at Laurel Preliminary Plan pursuant to Section 20-29.7(b) of the City of Laurel Unified Land Development Code:

***20-29.7(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 proposed Oaks at Laurel preliminary plan will be served by WSSC water and sewer systems. The proposed sewer will connect to an existing 8-inch PVC pipe built under WSSC contract 2001-0112. The proposed water will connect to an existing 8-inch ductile iron pipe built under WSSC Contract 1977-3209B. WSSC 200-foot sheets 218NE07 and 217NE07 reflect the existing water and sewer available to the site. Existing water and sewer are within the Park Center Drive right of way and are in close proximity to the proposed development.
- b. The potential effect of the proposed subdivision on the efficient and economic operation of existing or programmed public facilities.***
- The proposed Oaks at Laurel preliminary plan will provide infrastructure improvements to the existing Park Center Drive, wherein sidewalks and street trees will be installed along the subject property's frontage.
- 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 sewer and water facilities into the site will be through existing utilities located within the Park Center Drive right of way. Offsite, unsubdivided lands will be used to extend the water and sewer via easement. Water and sewer upgrades 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 Sewer 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 the property within the W-3 and S-3 categories, which means that community systems are publicly available for connection and/or extension.
- 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.***

- Access to the proposed Oaks at Laurel development will be from Park Center Drive via a curb cut and new private roadway. All the internal streets and alleys will be private. According to the Traffic Impact Analysis submitted in conjunction with the preliminary plan application, this vehicular system will be adequate to accommodate traffic in and out of the proposed Oaks and Laurel subdivision. Of the five (5) 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 Oaks at Laurel site.
- The Laurel University of Maryland Laurel Medical Center is located at 7300 Van Dusen Road, approximately .7 miles from the Oaks at Laurel site.
- The Oaks at Laurel site will have access to electric and cable services via Park Center Drive.
- School adequacy is satisfied by payment per unit of a school surcharge fee. The impacted schools include Vansville Elementary School, Martin Luther King, Jr Middle School, Laurel High School.
- There is currently a public bus service along the nearby Van Dusen Road. Both bus route lines are approximately 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 1.1 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 onsite recreational needs via on-site recreational amenities.

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

- The Applicant notes that there is currently a public bus service along the nearby Van Dusen Road. Both bus route lines are approximately one-half mile from the proposed property.

***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 Oaks at Laurel preliminary plan application 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 the property within the W-3 and S-3 categories, which means that community systems are publicly available for connection and/or extension.
- WSSC will receive a Hydraulic Planning Analysis that allows them to study water and sewer capacity. No issues were identified during the Special Exception approval process.

**20-29.7(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:**

**1. 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.**

- Please refer to the submitted Traffic Impact Analysis. The report studies five (5) separate intersections identified by staff, and all intersections pass the required traffic analysis test.

**2. 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 Oaks at Laurel site.
- The Laurel University of Maryland Laurel Medical Center is located at 7300 Van Dusen Road, approximately .7 miles from the Oaks at Laurel site.
- The nearest fire station is the Laurel Volunteer Fire Station (PG Station 10) located at 7411 Cherry Lane, approximately 1.1 miles from the Oaks at Laurel site.

**3. 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.**

- School adequacy is satisfied by payment per unit of a school surcharge fee. The impacted

schools include Vansville Elementary School, Martin Luther King, Jr Middle School, Laurel High School.

- The Laurel Branch Library, located at 507 7<sup>th</sup> Street adjacent to Talbott Avenue, is approximately 2.5 miles from the proposed development.

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

- Two existing parks, Leo Wilson Community Park and the Granville Gude Park as well as the Cypress Street Athletic Fields, are located within 2 miles of the site. The parks are accessible via public sidewalks.
- The proposed development will include open space parcels totaling approximately 46,500 sf that will meet the 13% requirement for this housing density.

**5. 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 analysis shall be provided prior to the proposed hearing date by the City of Laurel Planning Commission if deemed necessary for the review of this preliminary plan of subdivision application.

**6. 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 systems, stormwater management, parks, roads, schools, and life safety functions. The following are 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, access and all intersections operate within acceptable levels. Per the Traffic Impact Analysis, no frontage improvements or off-site intersections need to be upgraded.
- Parks: This preliminary plan of subdivision application does not propose a fee-in-lieu payment as the required thirteen (13) percent of gross land area will be dedicated as open space as established in Section 20-29.10 of the City of Laurel's Unified Land Development Code and onsite recreational facilities are proposed.
- Schools: There is currently a 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 located within the Patuxent River Upper watershed and no 100-year control is required. Necessary stormwater management will be provided

by the Applicant as demonstrated in a Stormwater Management Concept Plan. It is anticipated that all requirements are anticipated to be met on-site and no fee-in-lieu will be required.

***20-29.7(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 Applicant for the proposed Oaks at Laurel preliminary plan application will design, permit, and construct the Park Center Drive improvements as well as all interior site improvements.

***20-29.7(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 Applicant for the proposed Oaks at Laurel preliminary plan application has obtained an approved Forest Conservation Plan Waiver, which was approved by the City of Laurel Planning Commission on June 11, 2024.