



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

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August 14, 2024

AGENDA ITEM NO.

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Monta Burrough, Acting Director

CASE: Preliminary Subdivision Plan
14251 & 14275 Park Center Drive
Laurel, Maryland 20707

GENERAL INFORMATION

APPLICANT: Stanley Martin Homes, LLC
C/o Resource Enterprise INC
ATTN: Steve Warner
6404 Ivy Lane
Greenbelt, Maryland 20770

OWNER: Greater Laurel Professional Pk Ltd Ptnr
c/o Kevin McNulty
612 Main Street
Laurel, Maryland 20707

LOCATION: 14251 & 14275 Park Center Drive
Laurel, Maryland 20707

ZONE: C-VAC (Commercial Village Activity Center)

PREVIOUS ACTION: Special Exception with Preliminary Site Plan approval to construct townhouse dwellings.

REQUESTED ACTION: Subdivision Plan approval to construct townhouse dwellings.

BACKGROUND INFORMATION:

The applicant (Stanley Martin Homes, LLC) is seeking Subdivision Plan approval to construct eighty-two (82) individual townhouse dwellings on two (2) lots. The properties are zoned C-VAC (Commercial Village Activity Center) and total 8.2 acres.

THE PROPERTY IS SURROUNDED BY THE FOLLOWING ZONING CLASSIFICATIONS:

- NORTH: PUD-E (Planned Unit Development—Existing)
- EAST: PUD-E (Planned Unit Development—Existing)
- SOUTH: C-VAC (Commercial Village Activity Center), PUD-E (Planned Unit Development—Existing)
- WEST: C-VAC (Commercial Village Activity Center)

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.

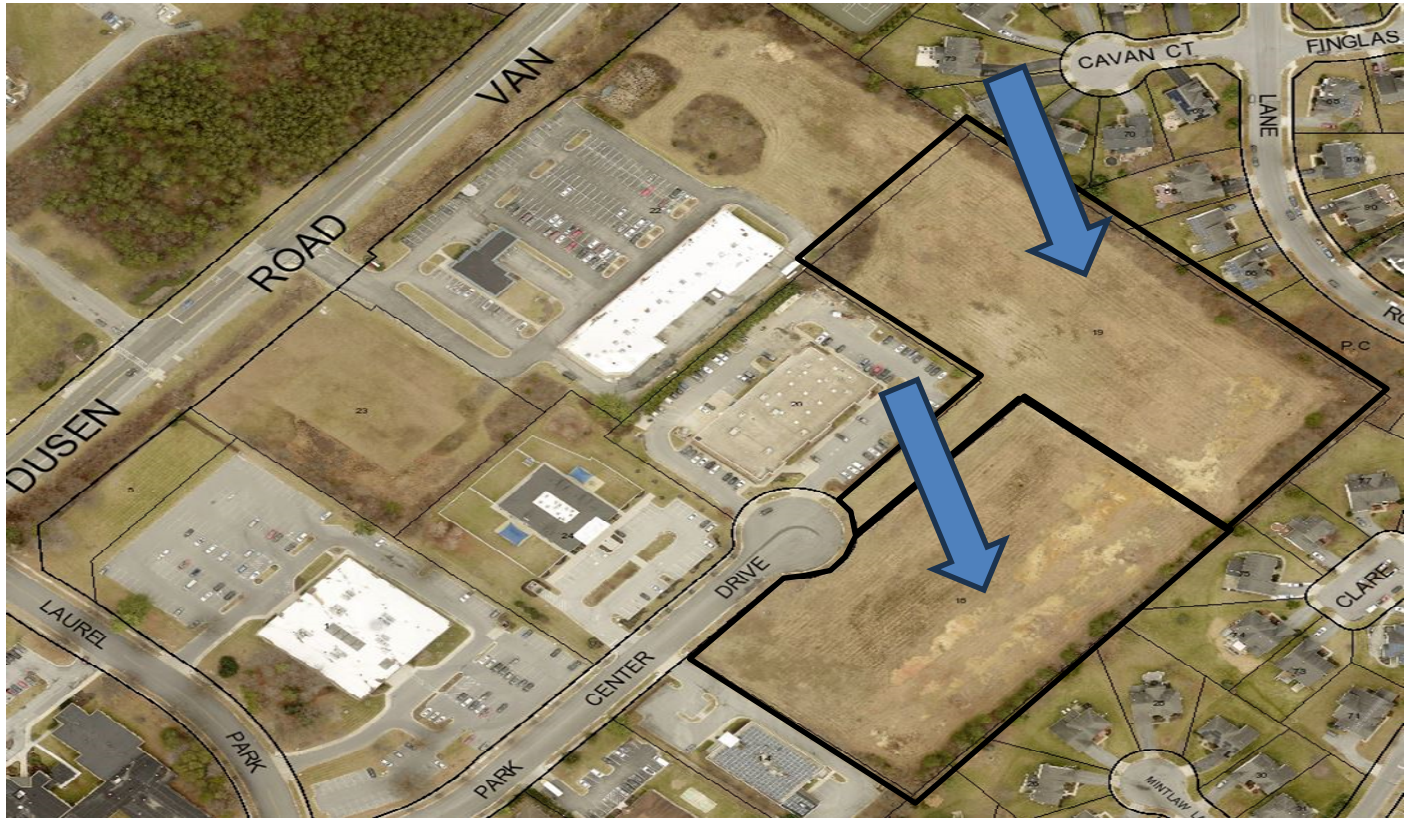
Department or Agency	Comments Received
City of Laurel Department of Public Works	See Attachments. (5/20/24)
City of Laurel Police Department	No issue with proposal. (7/30/24)
City of Laurel Department of Parks and Recreation	No issue with proposal. (7/19/24)
City of Laurel Department of the Fire Marshal and Permit Services	No comments received
City of Laurel Volunteer Fire Department	No comments received.
Washington Suburban Sanitary Commission (WSSC)	See Attachment (7.18.24)
Prince George's County Health Department	See Attachment (7.18.24)
Maryland State Highway Administration (SHA)	No comments (7.17.24)

Maryland Department of Planning	No comments received.
Maryland-National Capital Park and Planning Commission (M-NCPPC)	No comments received.
Prince George's County Department of Permitting, Inspections & Enforcement (DPIE)	No comments received.
Prince George's County Public Schools Department of Capital Programs	No comments received.
Baltimore Gas and Electric (BGE)	No comments received.
Verizon	No comments received.

Department of Public Works Memorandum Comments:

Century's Van Dusen Road Study recommended modifications along Van Dusen Road between Laurel Park Drive and the Laurel Medical Center. These modifications would define the northbound Van Dusen Road through-lane and create a Two-Way Center Turn Lane (TWCTL) between both intersections, which would help southbound left-turns into the Development. With that said, the Development is anticipated to generate less than 50 trips during the Peak Hour, so most likely, the Developer might not be required to improve the intersections (note that a review of traffic analyses, e.g., CLV, Synchro, etc. would be needed to speak with more certainty on this). However, if the City has a mechanism in place for the Developer to pay an "in-lieu" fee to the City for the site-generated trips, this could be added to the Van Dusen Road project to offset some of the City's cost.

Below is an overhead view of the property. The blue arrows show the two lots for the proposed dwellings.



ANALYSIS:

Sections 20-7.8 and 20-22.34 of the Unified Land Development Code (ULDC) state that townhouse dwellings are a permitted use in the C-VAC zone with special exception approval and the development of such units are subject to the regulations of the adjacent residential zone. The site has received Special Exception approval in September 2023. The two (2) lots for the proposed eighty-two (82) townhouse dwellings have a combined total of 8.2 acres and are currently vacant. The applicant states that no additional connections or access points to public or private roads are being proposed.

The adjacent residential zone, which is the PUD-E zone, intends “to provide for certain uses and structures that are a part of a preliminary development plan,” as stated in **Section 20-10.1**. This section of the ULDC also states, “Expansion of either uses or structures is to be prohibited, except for those uses shown on the preliminary site plan.” The applicant believes that the regulations of the PUD-E zone do not apply to their proposed townhouse dwellings since the dwellings were not part of the original site and development plans, and since the adjacent residential zone consists solely of single-family units. The applicant is instead proposing the following site characteristics below.

Yard Regulations and Lot Coverage

The applicant is proposing the following yard and lot coverage regulations, as shown in the table below. The bold rows represent new regulations proposed by the applicant and the non-bold rows represent existing regulations from **Section 20-6.16** of the ULDC that the applicant is proposing to implement.

Maximum Density	10 units per acre
Minimum Net Lot Area per Dwelling Unit	1,200 sq. ft.
Minimum Lot Width—Interior Unit	16 ft.
Minimum Lot Width—Exterior Unit	21 ft.
Net Lot Coverage by Building Maximum	35%
Minimum Net Lot Green Area	50%
Minimum Front Yard Depth—Front Loaded Units	18 ft.
Minimum Front Yard Depth—Rear Loaded Units	10 ft.
Minimum Side Yard Depth	5 ft.
Minimum Rear Yard Depth—Front Loaded Units	20 ft.
Minimum Rear Yard Depth—Rear Loaded Units	18 ft.
Maximum Height of Each Unit	3 stories

The applicant states that the total land occupied by main or accessory buildings is approximately 20% of the gross lot area, which complies with the maximum 30% coverage stated in the ULDC. In addition, the applicant proposes a thirty-foot (30 ft.) minimum buffer between townhouse lots and adjacent residential properties, and a ten-foot (10 ft.) minimum buffer between townhouse lots and adjacent non-residential properties. The proposed buffers comply with **Section 20-7.11** – Schedule of area, yard, and height regulations for commercial uses.

Affordable Housing

The applicant proposes to have up to six (6) dwellings dedicated for workforce housing, moderate income housing, and/or age restricted housing. This would be approximately 7% of the total proposed units.

Parking

The applicant proposes having at least three (3) parking spaces per townhouse unit, for a total of 246 spaces, which complies with the schedule of parking requirements found in **Section 20-16.5** of the ULDC. Townhouse units with a single car garage will have two (2) on-site parking spaces and townhouse units with a double car garage will have at least three (3) on-site parking spaces, as shown in the table below.

Width of lot:	Number of Proposed Units:	Garage Size:	Number of Proposed Parking Spaces:
16 ft.	32	Single	64

20 ft.	30	Single	60
22 ft.	20	Double	60

For the remaining sixty-two (62) required parking spaces, the applicant proposes providing off-street parking lots throughout the development.

In addition, **Section 20-16.15**, adopted into the ULDC September 2023 by Ordinance No. 2016 and Text Amendment No. 264, states that new residential townhouse dwellings with a separate garage, carport or driveway shall be equipped with one (1) Level 2 EV charging outlet per dwelling unit. This does not affect the total number of parking spaces required.

Green Space:

The applicant proposes having approximately 23,800 square feet of dedicated open space located in two (2) areas on the property.

RECOMMENDATION:

Staff recommends that the City of Laurel Planning Commission **APPROVE**, with the following conditions:

- 1) The Applicant shall obtain Final Site and Landscape approval from the Planning Commission.
- 2) The Applicant shall obtain Final Record Plat approval from the Planning Commission.
- 3) The Applicant shall comply with all federal, state, and local laws and regulations for protection of the use of the property.

ATTACHMENTS:

1. Site Plan.
2. Statement of Justification.
3. WSSC comments.
4. P.G. County Health Department

REVIEWED BY:

Monta Burrough

Monta Burrough, Acting Director