



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

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July 14, 2021

**AGENDA ITEM NO. 4**

**AMENDED TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission  
**FROM:** Robert Love, Director  
**CASE:** Map Amendment No. 915, Ordinance No. 1978  
14502 & 14504 Greenview Dr.  
Laurel, MD 20708

**GENERAL INFORMATION**

**APPLICANT:** BE 2 and 10 GC LLC & DB Lakeview LLC  
c/o Berman Enterprises  
5410 Edison Lane, Suite 220  
Rockville, MD 20852

**OWNER:** BE 2 and 10 GC LLC & DB Lakeview LLC  
c/o Berman Enterprises  
5410 Edison Lane, Suite 220  
Rockville, MD 20852

**LOCATION:** 14502 & 14504 Greenview Dr.  
Laurel, MD 20708

**ZONE:** PUD-E (Planned Unit Development Existing)

**REQUESTED ACTION:** PUD Amendment to amend the current use of the property located at 14504 Greenview Dr. to allow for either the current office use or a mix of multi-family residential and commercial use.

**PREVIOUS ACTION:** -First Annexation 1981  
-September 12, 1983: PUD Amendment (Resolution No. 16-83)  
-September 10, 1984: PUD Amendment (Resolution No. 12-84)  
-October 22, 1984: Map Amendment No. 330 (Resolution No. 14-84)  
-June 11, 1985: Preliminary Plan for Office Buildings Approved  
-September 10, 1985: Final Site & Landscape Plan for Office Buildings Approved

**BACKGROUND INFORMATION:**

The Applicant is seeking an amendment to the PUD Plan to amend the current use of the property located at 14504 Greenview Dr. to allow for either the current office use or a mix of multi-family residential and commercial use. The property was part of the First 1981 Annexation for the City of Laurel that was enacted on February 2, 1982. The property was built in 1987 and the current use of the property is office use.

**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.

<b>Department or Agency</b>	<b>Comments Received</b>
City of Laurel Department of Public Works	<i>See comments below. (6/29/2021)</i>
City of Laurel Police Chief	<i>No comments received.</i>
City of Laurel Department of Parks and Recreation.	<i>No issues with project. (6/18/2021)</i>
City of Laurel Building Official and Fire Marshal	<i>No issues with project. (6/14/2021)</i>
Washington Suburban Sanitary Commission (WSSC)	<i>No issues with project. (6/21/2021)</i>
Prince George's County Health Department	<i>No issues with project. (6/14/2021)</i>
Maryland State Highway Administration (SHA)	<i>No issues with project. (6/7/2021)</i>
Maryland-National Capital Park and Planning Commission (M-NCPPC)	<i>No comments received.</i>

\_\_\_ Underlining indicates new language added.

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 issues with project. (6/7/2021).</i>
Baltimore Gas and Electric (BGE)	<i>No comments received.</i>
Verizon	<i>No comments received.</i>

**Department of Public Works Comments:**

-The Applicant needs to revise their traffic/parking study and resubmit it to Public Works for review.

**ANALYSIS:**

The Applicant is proposing to develop the current office building into 185 apartment units and first floor retail of approximately 6,000 sq. ft. The Applicant will be proposing to construct an addition to the rear of the current building located at 14504 Greenview Dr. The current building is 74,138 sq. ft. The Final Site and Landscape Plan, titled Greens of Patuxent Office Park, (Approved September 10,1985) lists the building use as a five (5) story office building. At the May 11<sup>th</sup> Laurel Planning Commission meeting, it was determined that the change from office use to the residential/commercial use was a substantial departure from the final approved site and landscape plan.

The Applicant would like to keep open the option to market the building for office use while they continue through the process of converting the space into the mix of multi-family residential and commercial use.

**Affordable Housing:**

Per Ordinance No. 1962, a minimum of four (4) percent of the total number of apartments shall be work force housing units, a minimum of four (4) percent of the total number of apartments shall be moderately priced units, and a minimum of four (4) percent of the total number of apartments shall be age-restricted units at the same price as the moderately priced units should there be more than 100 dwelling units.

\_\_\_ Underlining indicates new language added.

**Below is an overhead of 14502 & 14504 Greenview Dr.**

Blue Arrow- 14504 Greenview Dr.

Red Arrow- 14502 Greenview Dr.



**RECOMMENDATION:**

Staff recommends that the City of Laurel Planning Commission **RECOMMEND APPROVAL** to the Mayor and City Council for Map Amendment 915, with the following conditions:

- 1) The Applicant shall apply for and obtain Amended Site & Landscape Plan approval from the City of Laurel Planning Commission.

\_\_\_ *Underlining indicates new language added.*

**ATTACHMENTS:**

1. Concept Plan
2. Statement of Justification
3. Current Condition Plats

**REVIEWED BY:**

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Robert Love, Director