

ORDINANCE NO. 1955

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO APPROVE AN APPLICATION FOR DEVELOPMENT WITHIN REVITALIZATION OVERLAY AREA NO. RO-6, INCLUDING CONCEPTUAL SITE AND LANDSCAPE PLANS, SUBJECT TO CONDITIONS, FOR “WALKABLE LAUREL.” A DEVELOPMENT WITHIN REVITALIZATION OVERLAY AREA NO.RO-6; AND PROVIDING AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, the City of Laurel created Revitalization Overlay Areas by Ordinance No. 1423, which includes a development area located along side streets north of Main Street, beginning on the west by Avondale Street, and continuing easterly including "C", "B", and "A" Streets, noted as Overlay Area RO-6; and

WHEREAS, on May 12, 2020 the applicant, Laurel Legacy LLC., submitted Revitalization Overlay Application No. 904, including Conceptual Site and Landscape Plans and supporting documents (“Application”), to utilize the provisions outlined in Ordinance No. 1423 to revitalize property within Overlay Area RO-6. The Application proposes a development of six (6) mixed use buildings, to include 73 multifamily rental units and commercial storefronts, along with parking, and open space areas, located at 37 B St., 41 B St., 51 B St., 26 C St., and 32 C St.; and

WHEREAS, a letter advising of the public hearing on the Application before the City of Laurel Planning Commission was sent electronically to the Maryland-National Capital Park & Planning Commission; the Prince George’s County Public Schools, Department of Capital Programs; the Maryland State Highway Administration; the Washington Suburban Sanitary Commission; the Prince George’s County Health Department; the Maryland Department of Planning; Prince George’s County Department of Permitting, Inspections, and Enforcement; Baltimore Gas and Electric Company; Verizon; the Clerk of the Prince George’s County Council; and the office of Prince George’s County Council, District One; requesting comments; and

WHEREAS, letters advising of the public hearing on the Application before the City of Laurel Planning Commission and the public hearing on the Application before the Mayor and City Council of Laurel were also sent to all contiguous property owners by certified mail; and

WHEREAS, a sign was posted on the Subject Property of the Application, advising the public of the public hearings before the City of Laurel Planning Commission and the Mayor and City Council of Laurel; and

WHEREAS, a Notice of Public Hearing on the Application by the Mayor and City Council of Laurel appeared in the Prince George’s Post, a newspaper of general circulation in Prince George’s County on July 17, 2020 and July 24, 2020; and

WHEREAS, a hearing was held by the City of Laurel Planning Commission on July 14, 2020, at which time public testimony was heard; and

WHEREAS, after said hearing, the City of Laurel Planning Commission did adopt Resolution No. 20-08-PC, recommending approval of the Application, including the Conceptual Site and Landscape Plans, subject to conditions; and

WHEREAS, hearings on the Application were held before the Mayor and City Council of Laurel on July 13, 2020, and July 27, 2020.

AND, BE IT FURTHER RESOLVED, that the Mayor and City Council of Laurel, Maryland hereby adopts the following Findings of Fact with regard to the Application:

1. The subject property of the Application, including the properties located at 37 B St., 41 B St., 51 B St., 26 C St., and 32 C St., consists of approximately 1.47 acres, with frontage on the west side of B Street and the east side of C Street.
2. The applicant's Conceptual Site and Landscape Plans, contained within the Application, and included as **Exhibit No. One**, are found to be complete and satisfactory.
3. The applicant's Statement of Justification is contained within the Application and is included as **Exhibit No. Two**.
4. The applicant submitted a Traffic Impact Analysis, dated March 5, 2020, conducted by Lenhart Traffic Consulting, Inc. and this is included as **Exhibit No. Three**.
5. The applicant submitted a Conceptual Storm Water Management Plan prepared by GLW, dated March 2020, and this is included as **Exhibit No. Four**.
6. The Mayor and City Council of Laurel also find that the Application proposes certain density, height, and parking modifications of the development, and that these elements are found to be satisfactory.
7. That in light of all of the above, the Mayor and City Council find that the Application meets the purpose and intent of the Revitalization Overlay Zone, for the following reasons, among others:
 - A. It will enhance the redevelopment of the Main Street Corridor in the City;
 - B. It will enhance opportunities for improvements to the retail and housing offerings within the City limits, which are necessary to maintain economic balance and continued prosperity of the City.
 - C. It will facilitate redevelopment which is recommended for the continued development and economic health, well-being and stability of the City's neighborhoods.
 - D. It will increase the attractiveness of the City for its potential in the areas of improvements to its retail and restaurant offerings for business development, stabilization and improvement of its neighborhoods.
8. A Final Revitalization Overlay, Site and Landscape Plan for the development is required to be reviewed and approved by the City of Laurel Planning Commission. This review shall include consideration of a number of issues, including, without limitation, a determination of the adequacy of public facilities; a determination of compliance with the storm water management provisions of Prince George's County; a review of any

comments from the City of Laurel Public Safety and Transportation Committee; and any comments from the Maryland State Highway Administration or the Prince George's County Department of Public Works and Transportation, which relate to adjacent roadways.

AND, BE IT FURTHER RESOLVED, that the Mayor and City Council of Laurel also adopt the Findings and Conclusions, including all conditions, as set forth in the Technical Staff Report for Revitalization Overlay Application No. 904, and Resolution No. 20-08-PC of the Laurel Planning Commission.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED that Ordinance No. 1955 be, and hereby is, approved, for Revitalization Overlay Application No. 904, including Conceptual Site and Landscape Plans in connection with the Application, and that a Revitalization Overlay (RO6) designation be shown on the subject property.

AND, BE IT FURTHER ORDAINED AND ENACTED, that this Ordinance shall take effect upon its passage.

PASSED this 27th day of July, 2020.

ATTEST:

KIMBERLY A. RAU, MMC
Clerk to the City Council

KEITH R. SYDNOR
President of the City Council

APPROVED this 27th day of July, 2020.

CRAIG A. MOE
Mayor