



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 1996

MAP AMENDMENT NO. 925

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO APPROVE MAP AMENDMENT NO. 925 TO CONSTRUCT AN ADDITIONAL 61 DWELLING UNITS AT THE PROPERTIES KNOWN AS PATUXENT GREENS LOCATED AT 14415 GREENVIEW DRIVE, LAUREL, MARYLAND 20708 SUBMITTED BY CS PATUXENT GREENS, LLC. AND PROVIDING AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, the proposed Map Amendment application involves certain real property located at 14415 Greenview Drive, Laurel, Maryland 20708, which is in close proximity to Route 197; and

WHEREAS, the Property was part of the First 1981 Annexation for the City of Laurel; which included an approved plan to have along with the golf course, dwelling units, office, retail and a recreational facility and the 267 acres of land was placed into the Planned Unit Development (PUD) zone; and

WHEREAS, on January 22, 2018, Map Amendment No. 880 was approved to construct up to 450 dwelling units; and

WHEREAS, on October 23, 2018, the Final Site and Landscape Plan (Resolution No. 18-06-PC) was approved to construct a total of 389 dwelling units; and

WHEREAS, the Applicant is requesting via Map Amendment No. 925 to construct an additional 61 dwelling units to bring the total to 450 dwelling units for the entire project; and

WHEREAS, the Applicant has requested that the Planning Commission recommend approval of the proposed Map Amendment application and that the Mayor and City Council approve the proposed Map Amendment application for the Property; and

WHEREAS, a letter advising of the application and requesting comments was sent to the Maryland-National Capital Park and Planning Commission; the Prince George's County Public Schools, Department of Capital Programs; The Maryland Department of Planning, the Maryland State Highway Administration; the Washington Suburban Sanitary Commission; the Prince George's County Health Department; the Prince George's County Department of Permitting, Inspections, and Enforcement; Baltimore Gas and Electric Company; Prince George's County Office of the Clerk of Council; Prince George's County Council, District 1 Member; and Verizon, comments from the agencies will be incorporated into and with the technical staff report; and



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

WHEREAS, signs were posted on the Subject Property, advising the public of the public hearings of the Mayor and City Council, as well as the public hearing of the City of Laurel Planning Commission; and

WHEREAS, a Notice of Public Hearing of the Mayor and City Council appeared in the Prince George's Post, a newspaper of general circulation in Prince George's County and the City of Laurel, on March 31, 2022 and April 7, 2022; and

WHEREAS, the City of Laurel Planning Commission held a public hearing regarding Map Amendment No. 925 on April 12, 2022, and recommended approval of application, subject to certain conditions.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that:

The Mayor and City Council accepts the recommendation of the City of Laurel Planning Commission to approve Map Amendment No. 925 and adopts the findings of fact and conclusions of law in the Technical Staff Report for Map Amendment No. 925 and related department referrals.

AND, BE IT FURTHER ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that:

The Mayor and City Council hereby approve Map Amendment No. 925 subject to the following conditions to ensure compliance with the City of Laurel Unified Land Development Code:

- 1) The Applicant shall apply for and obtain Preliminary Subdivision Plan Revision approval from the City of Laurel Planning Commission.
- 2) The Applicant shall apply for and obtain Amended Final Site and Landscape Plan approval from the City of Laurel Planning Commission.
- 3) The Applicant shall apply for and obtain Final Record Plat for Subdivision approval from the City of Laurel Planning Commission.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

PASSED this ____ day of _____, 2022.



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ATTEST:

KIMBERLEY A. RAU, MMC
Clerk to the City Council

BRENCIS D. SMITH
President of the City Council

APPROVED this ____ day of _____, 2022.

CRAIG A. MOE
Mayor