



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

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RESOLUTION NO. 24-03-PC PRELIMINARY SUBDIVISION PLAN APPROVAL

WHEREAS, on January 25, 2024, Pulte Home LLC (Applicant), 9302 Lee Highway, Fairfax, Virginia, 22031, submitted a Preliminary Subdivision Plan M-X-T Plan Application Number 956 proposes to a total of 293 residential units to be constructed on property known as Corridor Center located at 6820, 6900, 6902, 6920 Contee Road, Laurel, MD 20707; and

WHEREAS, the Mayor and City Council created a, Mixed Use Transportation Zone (M-X-T) which functions as an overlay to facilitate the orderly development of land located near major intersections and transit facilities and promote the mixed-use development of land; and

WHEREAS, this particular zoning is specifically identified for the subject property within the duly adopted Master Plan of the City of Laurel, as adopted by the Mayor and City Council of Laurel in July 25, 2016; and

WHEREAS, the Mayor and City Council placed the subject property within the M-X-T zone for consistency with the duly adopted Master Plan; and

WHEREAS, on September 10, 2024, the Planning Commission meeting in regular session heard the M-X-T Subdivision Preliminary Subdivision Plan No. 956 for the proposed development and approved the application; and

WHEREAS, in consideration of evidence presented at a public hearing on September 10, 2024, regarding a Subdivision Preliminary Plan M-X-T Site Plan Application Number 956 for the proposed development, the Planning Commission finds:

FINDINGS OF FACT AND ANALYSIS

The Applicant Pulte Home Company, LLC proposes a total of 293 residential units within Corridor Center. The Applicant purposes to construct - 132 stacked town home condominium units (Two-Family), 13 active adult villa homes (30' x 70'), and 120 single family attached townhomes inclusive of the 12 live/work units.

The units will be 24', 22', and 16' in width x 40' – 50' depth. The project will allocate a number of homes for sale as “affordable” and “workforce”. A significant component of the proposed Corridor Center development will be 12 live/work single family attached units which will be located directly along the primary access route into the community from Contee Road.

The live/work units will be three stories plus a habitable attic with rear garage access and outdoor living on both the second and habitable attic.

The current application seeking M-X-T Preliminary Subdivision Plan Approval meets the requirements of Section 20-29.7 of the Unified Land Development Code.

The project conforms to the purposes of an M-X-T site per Section 20-12.1 of the Unified Land Development Code as stated below:

- (a) To promote the orderly development and redevelopment of land in the vicinity of major intersections, and major transit stops, so that these areas will enhance the economic status of the county and provide an expanding source of desirable employment and living opportunities for its citizens;

The property is located in the southeast quadrant of the intersection of I-95 and MD 198. I-95 is major interstate highway carrying traffic in both northbound and southbound directions along the entire east coast of the United States. The Property, being strategically located at this intersection and being within the municipal limits of the City of Laurel and immediately north of Washington, D.C., poised for development. There is a substantial residential population on both the northbound and southbound lanes of I-95 between its intersection with the Capital Beltway (I-495) and MD 198. The Property is a prime location for mixed-use development. Development of the Property will enhance the tax base of the City of Laurel and Prince George's County and will thus enhance the economic status of the City and also provide living and employment opportunities for residents on the City of Laurel.

- (b) To conserve the value of land and buildings by maximizing the public and private development potential inherent in the location of the zone, this might otherwise become scattered throughout and outside the City, to its detriment.

As noted, the overwhelming character of the area is residential in nature. Therefore, Pulte is proposing a development of the Corridor Center which is primarily residential. That being said, the addition of live/work units within the project will respond to an emerging demand for the residence that is expressly allocated for commercial/business proposes. In addition, the project proposes to include residential units. This assists in maximizing the development potential for the Property inherent in the M-X-T zone.

- (c) To promote the effective and optimum uses of transit and other major transportation systems;

There is no rail transit abutting the Property. However, the close proximity of the Property to I-95 creates an opportunity to promote use of that major thoroughfare for residents of Corridor Center who desire to travel north to Baltimore or South into Washington, DC. Similarly, immediate access to MD 198 will allow residents to avail themselves of a transportation corridor which will run east through Prince George's County intersecting with the Baltimore Washington Parkway and thereafter, US Route 1. Residents traveling west of MD 198 can access MD 200 (the Intercounty Connector ("ICC")) and travel west into Montgomery County and across to MD 270. In summary,

the Property is positioned from a transportation system standpoint to allow ready access for motorist to travel in any direction.

- (d) To facilitate and encourage a twenty-four-hour environment to ensure continuing of the project after workday hours through a maximum of activity, and the interaction between the uses and those who live, work in, or visit the area;

The residential development being proposed by the Applicant is not just compatible but also in harmony with other residential development existing in the area and which has been described hereinabove. Residents of the Corridor Center development will be able to readily interact with residents of other communities in close proximity including, but not limited to, those in existence along Cherry Lane. This will foster interaction, not just between the uses, but between the residents of the various communities in this area.

- (e) To encourage diverse land uses which blend together harmoniously.

As has been describe in detail above, Pulte is proposing a mix of residential attached dwelling units for both market rate, affordable, workforce and active adult (55+) housing. In addition, 12 of the units will be live/work which will allow residents to operate their business on the ground floor of their residential unit. The ground floor will include a residential and separate commercial entrance and the conditioned space on the first floor will be permanently allocated to non-residential use. Most likely, the uses to be located there will include general commercial office and professional office space as well as the potential for personal services including doctors, dentist, accountants, etc.

- (g) To promote optimum land planning with greater efficiency through the use of economies of scale and savings in energy beyond the scope of single- purpose projects;

The varying types of residential attached uses will create opportunities for home ownership for various segments of the population as the units will be for sale at varying prices. As described above, some units will also be allocated for affordable and workforce housing. The 12 live/work units will allow residents to work without leaving their homes.

- (h) To permit a flexible response to the market;

As proposed at Watershed, Corridor Center is featuring larger townhomes to address consumer desire for more residential square footage at a more affordable price. The same holds true for older individuals hoping to downsize from a large single family detached home to attached villa homes with first floor owners. The live/work units, as has been discussed previously, provide a unique opportunity which allows residents to work directly from the home in they live. The proposed recreational amenities will provide a complete and satisfying living experience with a community center which will include a swimming pool and playground. This will become a core gathering area for the community. In sum, the development responds to a marketplace demand and will represent a valuable addition to the City of Laurel inventory.

NOW THEREFORE, BE IT RESOLVED, the City of Laurel Planning Commission Recommend Approval to the Mayor and City Council for M-X-T Preliminary Subdivision Plan No. 956 for Corridor Center with the following conditions:

1. The Applicant shall obtain Final Detailed M-X-T Site & Landscape Plan Approval from the Planning Commission.
2. The Applicant shall obtain Final Record Plat Approval from the Planning Commission.
3. The Applicant shall obtain Preliminary and Final Forest Conservation Plan Approval from the Planning Commission.
4. In connection with this proposed subdivision, the last portion of Contee Road will be upgraded by providing additional right-of-way dedication; infrastructure improvements will be installed along the Contee Road frontage of the subdivision, on the development side of Contee Road, to include curb and gutter, sidewalk, street trees and streetlights; and additional pavement will be provided on Contee Road to ensure a minimum total paved width of 24 feet; all of which is subject to the approval of the governmental authority with jurisdiction over Contee Road.
5. The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect upon its passage.

PASSED this 10th day of September 2024.

APPROVED:

Brooke Quillen
Secretary
City of Laurel Planning Commission

Mitzi Betman
Chairwoman
City of Laurel Planning Commission