



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

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RESOLUTION NO. 24-04-PC

A RESOLUTION OF THE CITY OF LAUREL PLANNING COMMISSION APPROVING A PRELIMINARY FOREST CONSERVATION PLAN APPLICATION REQUEST BY PULTE HOME COMPANY, LLC TO DEVELOP CORRIDOR CENTER AT 6802, 6900, 6902, 6920, AND 15203 PIRATE LANE LAUREL, MD, 20707.

WHEREAS, on January 25, 2024, Pulte Home Company, LLC. (the Applicant) for the Property submitted an application for Forest Conservation Plan approval to develop Corridor; and

WHEREAS, on April 30, 2024, public notice signs were issued to the Applicant; and

WHEREAS, on April 22, 2024, a letter explaining the nature of the Application and advising of the scheduled public hearings before the City of Laurel Planning Commission was sent by regular mail to all contiguous property owners; and

WHEREAS, a hearing was held on September 10, 2024, by the City of Laurel Planning Commission, at which time public testimony was heard; and

WHEREAS, in consideration of evidence presented at a public hearing on September 10, 2024, regarding a Forest Conservation Plan application for 6820, 6900, 6902, 6920 Contee Road and 15203 Pirate Lane, Laurel, Maryland 20707, the Planning Commission finds:

FINDINGS OF FACT AND ANALYSIS

Forest Conservation- This property is subject to the provisions of the Forest Conservation Section 20-41.3 of the City Code because the proposed development is greater than 40,000 square feet. A Forest Stand Delineation and a Forest Conservation Plan are required.

The site consists of 28.24 acres, and 26.65 acres of the site is wooded. The development proposes to clear 23.95 acres of the existing forest. The Applicant is proposing to retain 2.70 acres of existing forest on site, which will result in a total reforestation requirement of 10.00 acres. The Applicant is proposing to provide 2.21 acres of on-site reforestation, (through a combination of 2.02 acres of reforestation and 0.19 acres of qualified landscaped areas), leaving 6.47 acres of off-site (or other) planting requirement. There are sensitive areas on site including nontidal wetlands, nontidal wetland buffers, streams, and specimen trees.

The Applicant is proposing to meet the 8.68-acre reforestation requirement by a combination of:

- 2.02 acres of on-site reforestation;

- 1.00 acres of street tree planting per Section 20-41.9(a)(1)bi. of the City of Laurel Unified Land Development Code;
- acquisition of an off-site protection easement on existing forested areas (with credit given at a rate of 50% of the area protected) per Section 20-41.9(a)(1)(b)(iii) of the City of Laurel Unified Land Development Code;
- 0.19 acres of landscape areas per Section 20-41.9(a)(1)b(iii). of the City of Laurel Unified Land Development Code; and
- credits obtained from a Forest Mitigation Bank which has been designated by the City, per Section 20-41.9(a)(5) of the City of Laurel Unified Development Code; and

The Applicant has proposed a site for the off-site protection easement on the property of the First Baptist Church of Laurel, abutting the subject property. At this time, the church has not yet approved the easement. If the easement is not approved, the total requirement will have to be met by a combination of the other methods itemized above.

THEREFORE, BE IT RESOLVED, by the City of Laurel Planning Commission that the Forest Conservation Plan Application for the property located at 6820, 6900, 6902, 6920 Contee Road, and 15203 Pirate Lane, Laurel, MD 20707 is hereby APPROVED, subject to following conditions;

1. At the time of Site and Landscape Plan, the Applicant shall submit a Final Forest Conservation Plan which shall demonstrate as a part of its reforestation plan specific methods proposed under Section 20-41.9(a)(1)b. of the City of Laurel Unified Land Development Code, and if those are not sufficient to meet the reforestation requirement, the final area for the off-site protective easement, and /or a Mitigation Bank Plan per Section 20-41.9 (a) (1) (b) of the Unified Land Development Code for Planning approval.
2. If credits from a Forest Mitigation Bank are part of the Final Forest Conservation Plan, the Applicant shall comply with the requirements of Section 20-41.10 of Unified Land Development Code, and, if necessary, the provisions for establishing a Forest Mitigation Bank in Section 20-41.11 of the Unified Land Development Code, or the provisions of Section 20-41.12 of the Unified Land Development Code.

PASSED this 10th day of September 2024.

ATTEST:

Brooke Quillen
Secretary
City of Laurel Planning Commission

Mitzi R. Betman
Chairwoman
City of Laurel Planning Commission

