



MAYOR AND CITY COUNCIL OF LAUREL

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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January 15, 2025

AGENDA ITEM NO.

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Monta Burrough, Director

CASE: Final Site and Landscape Plan Application
14251 & 14275 Park Center Drive
Laurel, MD 20707

GENERAL INFORMATION

APPLICANT: Stanley Martin Homes, LLC
c/o Shawn Day
6404 Ivey Lane
Greenbelt, MD 20707

OWNER: Greater Laurel Prof Pk LTD PTNR
c/o Kevin McNutty
612 Main Street, #200
Laurel, Maryland 20707

LOCATION: 14251 & 14275 Park Center Drive
Laurel, MD 20707

ZONE: C-VAC (Commercial Village Activity Center)

REQUESTED ACTION: Final Site and Landscape approval to construct townhouse dwellings.

RECENT ACTIONS: Special Exception approved September 2023
Preliminary Site Plan approved September 2024

BACKGROUND INFORMATION:

The applicant (Stanley Martin Home, LLC) is seeking Final Site and Landscape Plan approval to construct eighty-two (82) individual townhouse dwellings on two (2) lots. The properties are zoned C-VAC (Commercial Village Activity Center) and total 8.2 acres.

THE PROPERTY IS SURROUNDED BY THE FOLLOWING ZONING CLASSIFICATIONS:

- NORTH: PUD-E (Planned Unit Development—Existing)
- EAST: PUD-E (Planned Unit Development—Existing)
- SOUTH: C-VAC (Commercial Village Activity Center), PUD-E (Planned Unit Development—Existing)
- WEST: C-VAC (Commercial Village Activity Center)

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.

Department or Agency	Comments Received
City of Laurel Department of Public Works	Comments are attached. (1.13.25) / (1.27.25)
City of Laurel Police Department	No issue with proposal. (1/15/2025)
City of Laurel Department of Parks and Recreation	Comments are attached. (2.3.2025)
City of Laurel Department of the Fire Marshal and Permit Services	No issue with proposal. (1/23/25) Comments are below. Section 20-31.1.(s) Roads shall be constructed in accordance with the provisions of Article VI, Roads and Sidewalks, of this chapter and the Design and Construction Standards referenced therein. The ultimate development of the roadway shall have a minimum width of thirty (30) feet from face of curb to face of curb, or such other width as may be permitted by the Planning Commission in accordance with the Zoning Regulations, these Subdivision Regulations, and other applicable law
City of Laurel Volunteer Fire Department	No comments received.
Washington Suburban Sanitary Commission (WSSC)	No issue with proposal. (01/14/25) The project has been conceptually approved.

Prince George's County Health Department	No comments received.
Maryland State Highway Administration (SHA)	No issue with proposal.
Maryland Department of Planning	No comments received.
Maryland-National Capital Park and Planning Commission (M-NCPPC)	No comments received.
Prince George's County Department of Permitting, Inspections & Enforcement (DPIE)	No comments received.
Prince George's County Public Schools Department of Capital Programs	No comments received.
Baltimore Gas and Electric (BGE)	No comments received.
Verizon	No comments received.

Below are comments from the Department of Park and Recreation to the Applicant dated February 3, 2025:

The Oaks of Laurel development is proposed to include 82 townhouses on 8.2 acres.

Within **Section 20-29.10** of the City Code, it provides, within Subsection (a), that every residential subdivision to dedicate to the City “a portion of such land, pay a fee, or do both ... for the purpose of providing park and recreational facilities to serve future residents of such subdivisions.”

Subsection (c) of this Code section provides that any land to be so dedicated in a subdivision “shall be usable and reasonably adaptable for use for active park and recreation purposes and shall be so located as to be reasonably accessible to all the residents of the subdivision. ...” There are other requirements for the dedicated open space in this Subsection, and I assume that you have made the determination that the open space that is proposed to be dedicated for this purpose in this proposed subdivision will meet all of these requirements.

Subsection (d) of this Code section requires that for a subdivision with a density of 6-10 units per acre (and this proposed subdivision is proposing 10 units per acre), there must be a mandatory dedication of at least 13% of the gross land area – in this case, 8.2 acres. The Staff Report states that the applicant is proposing 23,800 square feet of dedicated open space in two areas on the property, and it is my understanding that this will be proposed as private open space, to be maintained by the Homeowners Association that will be imposed upon this proposed subdivision. 23,800 square feet however, is only about 6.65% of the gross land area, or 51% of the statutory requirement.

Subsection (g) of this Code section provides that the Planning Commission MAY determine that the required dedication can be satisfied by either a dedication of land, a fee-in-lieu, or a combination of both – but that decision MUST be made by the Planning Commission. IF the Planning Commission expressly determines that the applicant may provide a fee-in-lieu to satisfy the balance of the dedication requirements for this subdivision,

it can be calculated as follows: Per Subsection (e) of this Code section, a fee of \$1,250 per dwelling unit is required for subdivisions containing more than 50 single-family attached units. For this development of 82 attached units, the total fee-in-lieu would thus be \$102,500. However, since the applicant is providing approximately 51% of the required dedication of land for this purpose, the allowable fee-in-lieu for this purpose would be 49% of \$102,500 amounting to \$50,225.

Subsection (f) of this Code section provides that when the required open space for park and recreational purposes is to be privately owned and maintained by the future residents of the subdivision (as I understand this is to be), the applicant MAY receive a credit in the amount of three percent (3%) of the assessed value of the proposed private open space, per the MD Department of Assessments and Taxation – BUT ONLY IF the Planning Commission expressly finds that five (5) standards, as follows, are satisfied:

- (1) That yards, court areas, setbacks and other areas required to be maintained by the Zoning Regulations and Building Code regulations shall not be included in the computation of such private open space; and
- (2) That the private ownership and maintenance of the open space is adequately provided for by written agreement; and
- (3) That the use of the private open space is restricted for park and recreational purposes by recorded covenants which run with the land in favor of future owners of property within the tract and which cannot be defeated or eliminated without the consent of the Mayor and City Council; and
- (4) That the proposed private open space is reasonably adaptable for park and recreational purposes, taking into consideration such factors as size, shape, topography, geology, access, and location of the private open space land; and
- (5) That facilities proposed for the open space are in substantial accordance with the provisions of the Recreational Element of the Master Plan, and are approved by the Planning Commission.”

Below are comments from the Department of Public Works to the Applicant dated January 13, 2025:

The Department of Public Works has reviewed the plans regarding the final site, and landscape plans for the Oaks at Laurel Project, and made the following comments.

Comments:

- 1) It is our understanding that the roadways in the community are private, not part of the right of way, and will be maintained by the HOA (Such as paving, sidewalks, curb & gutter, and trees). Please Confirm.
- 2) The DPW is requesting the Landscape Street Lights Plan along the Park Center Drive to be provided for review.
- 3) The DPW is requesting a sectional detail, and specifications for the construction of the sidewalk along the Park Center Drive for approval.
- 4) The DPW is requesting a survey indicating the proposed elevations for the New proposed sidewalk, and the ramps along the Park Center Drive.
- 5) The residential driveway apron must be in compliance with the Prince George’s county standard which is a concrete apron
- 6) The DPW is requesting a sectional detail for the residential driveway apron.
- 7) The DPW is requesting a sectional detail for the ADA concrete ramps. (The ADA ramps must be in compliance with the Prince George’s county standards.

Conclusion

Please provide the Department of Public Works with the requested items, once received, we will review the submitted documents, and provide comments as needed.

The Department of Public Works conducted a Teams meeting in regards to the DPW comments for the Oaks at Laurel Project on Friday, January 24th, 2025.

Meeting Summary

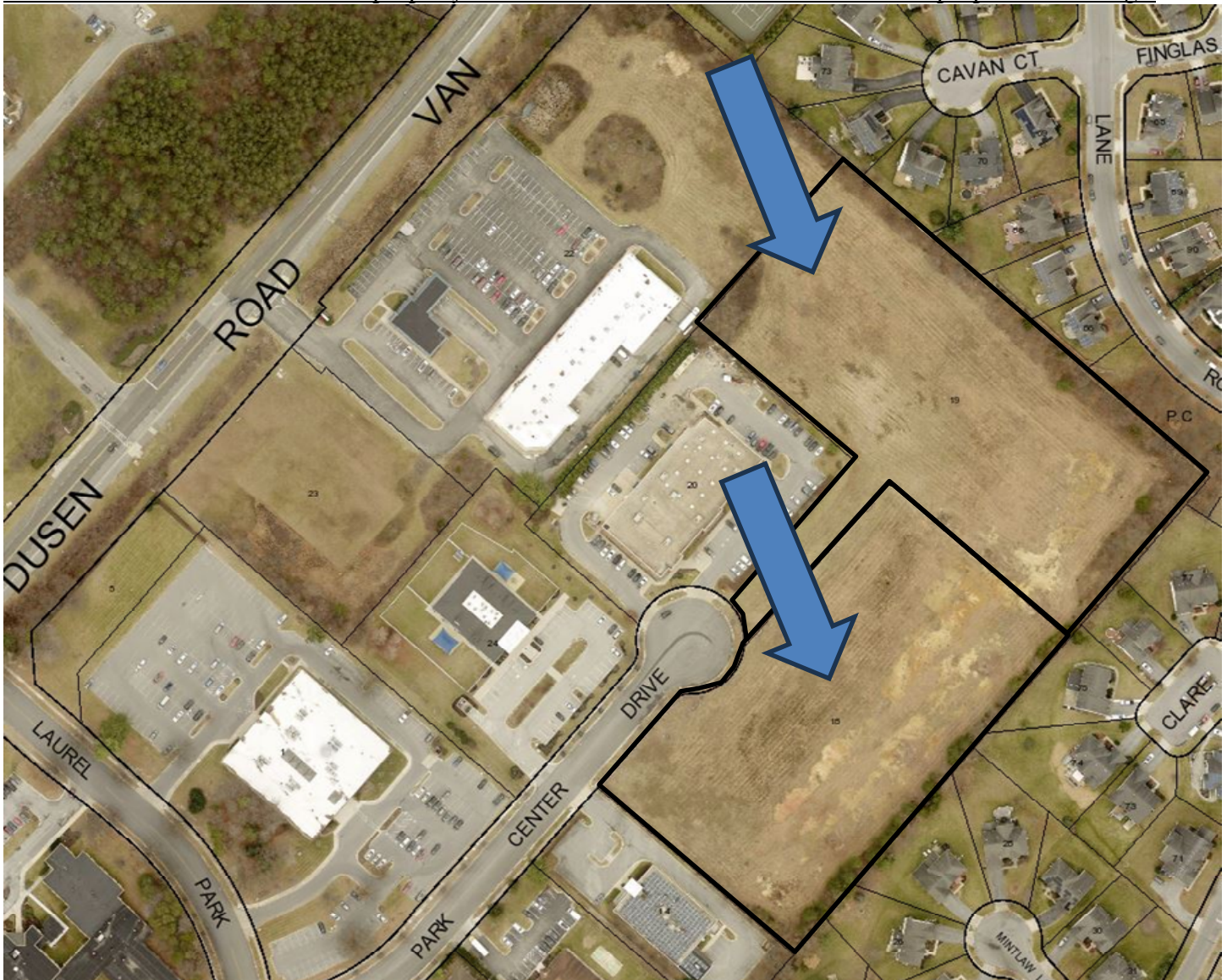
After discussing the comments from the Department of Public Works regarding this project, it is the DPW, and my understanding that the following agreements have been reached.

- Comment 1) The Department of Public Works is in Agreement, that all the proposed streets, and roadways inside the community are private, and are NOT part of the City of Laurel's right of way. Such the streets, sidewalks, curb & gutter, trees, and any other structures located inside the community shall be maintained by the HOA serving the community.
- Comment 2) CPJ Associates Inc, is to provide the DPW for approval with Landscape Streets Lights Plan along the park center Drive upon the completion of the final design plans.
- Comment 3) CPJ Associates Inc, is to provide the DPW for approval with a sectional detail, and specifications for the constructions of the new proposed concrete sidewalk along the Park Center Drive upon the completion of the final design plans. The new sidewalk must comply with Prince George's County standards.
- Comment 4) CPJ Associates Inc, is to provide the DPW for approval with a topographic survey report, indicating the proposed elevations of the new sidewalks, curb & gutter, concrete Driveway apron, and (2) ADA ramps upon the completion of the final design plans.
- Comment 5) The DPW requires the community's driveway entrance at right of way to be build made of Concrete per Prince George's County standards.
- Comment 6) CPJ Associates Inc, is to provide the DPW for approval with the construction details of the curb & gutter, and the entrance apron upon the completion of final design plans.
- Comment7) CPJ Associates Inc, is to provide the DPW with concrete ramps details. The ramps must comply with ADA (American Disability Act) standards, and to include the warning pads.

Funding

The department of Public Works requests \$150,000.00 for traffic signal improvements at Van Dusen Road intersection to improve the added traffic in result of the Oaks at Laurel project to provide the current, and future residents of the City with less time consuming traffic congestion.

Below is an overhead view of the property. The blue arrows show the two lots for the proposed dwellings.



ANALYSIS:

Sections 20-7.8 and 20-22.34 of the Unified Land Development Code (ULDC) state that townhouse dwellings are a permitted use in the C-VAC zone with special exception approval and the development of such units are subject to the regulations of the adjacent residential zone. The two (2) lots for the proposed eighty-two (82) townhouse dwellings have a combined total of 8.2 acres and are currently vacant. The applicant states that no additional connections or access points to public or private roads are being proposed.

The adjacent residential zone, which is the PUD-E zone, intends “to provide for certain uses and structures that are a part of a preliminary development plan,” as stated in **Section 20-10.1**. This section of the ULDC also states, “Expansion of either uses or structures is to be prohibited, except for those uses shown on the preliminary site plan.” The applicant believes that the regulations of the PUD-E zone do not apply to their proposed townhouse dwellings since the dwellings were not part of the original site and development plans, and since the adjacent residential zone consists solely of single-family units. The applicant is instead proposing the following site characteristics below.

Yard Regulations and Lot Coverage

The applicant is proposing the following yard and lot coverage regulations, as shown in the table below. The bold rows represent new regulations proposed by the applicant and the non-bold rows represent existing regulations from **Section 20-6.16** of the ULDC that the applicant is proposing to implement.

Maximum Density	10 units per acre
Minimum Net Lot Area per Dwelling Unit	1,200 sq. ft.
Minimum Lot Width—Interior Unit	16 ft.
Minimum Lot Width—Exterior Unit	21 ft.
Net Lot Coverage by Building Maximum	35%
Minimum Net Lot Green Area	50%
Minimum Front Yard Depth—Front Loaded Units	18 ft.
Minimum Front Yard Depth—Rear Loaded Units	10 ft.
Minimum Side Yard Depth	5 ft.
Minimum Rear Yard Depth—Front Loaded Units	20 ft.
Minimum Rear Yard Depth—Rear Loaded Units	18 ft.
Maximum Height of Each Unit	3 stories

The applicant states that the total land occupied by main or accessory buildings is approximately 20% of the gross lot area, which complies with the maximum 30% coverage stated in the ULDC. In addition, the applicant proposes a thirty-foot (30 ft.) minimum buffer between townhouse lots and adjacent residential properties, and a ten-foot (10 ft.) minimum buffer between townhouse lots and adjacent non-residential properties. The proposed buffers comply with **Section 20-7.11** – Schedule of area, yard, and height regulations for commercial uses.

Section 20-31.1.(s) Roads shall be constructed in accordance with the provisions of Article VI, Roads and Sidewalks, of this chapter and the Design and Construction Standards referenced therein. The ultimate development of the roadway shall have a minimum width of thirty (30) feet from face of curb to face of curb, or such other width as may be permitted by the Planning Commission in accordance with the Zoning Regulations, these Subdivision Regulations, and other applicable law

Affordable Housing

The applicant proposes to have up to six (6) dwellings dedicated for workforce housing, moderate income housing, and/or age restricted housing. This would be approximately 7% of the total proposed units.

Parking

The applicant proposes having at least three (3) parking spaces per townhouse unit, for a total of 246 spaces, which complies with the schedule of parking requirements found in **Section 20-16.5** of the ULDC.

Townhouse units with a single car garage will have two (2) on-site parking spaces and townhouse units with a double car garage will have at least three (3) on-site parking spaces, as shown in the table below.

Width of lot:	Number of Proposed Units:	Garage Size:	Number of Proposed Parking Spaces:
16 ft.	32	Single	64
20 ft.	30	Single	60
22 ft.	20	Double	60

For the remaining sixty-two (62) required parking spaces, the applicant proposes providing off-street parking lots throughout the development.

In addition, **Section 20-16.15**, adopted into the ULDC September 2023 by Ordinance No. 2016 and Text Amendment No. 264, states that new residential townhouse dwellings with a separate garage, carport or driveway shall be equipped with one (1) Level 2 EV charging outlet per dwelling unit. This does not affect the total number of parking spaces required.

Green Space:

The applicant proposes having approximately 23,800 square feet of dedicated open space located in two (2) areas on the property.

RECOMMENDATION:

Staff recommends that the City of Laurel Planning Commission **RECOMMEND APPROVAL** to the City of 14251 and 14275 for Final Site and Landscape Plan, with the following conditions:

- 1) The Applicant shall obtain Final Record Plat approval from the Planning Commission.
- 2) The Applicant shall comply with all conditions of the approved Final Site and Landscape.
- 3) The Applicant shall comply with all federal, state, and local laws and regulations for protection of the use of the property.
- 4) On the final (record) plat, all of the proposed streets and roadways within the subdivision shall be shown to be private, and a note on this plan shall state that all streets, sidewalks, curb & gutter, trees, and all structures within the subdivision shall be maintained by the Homeowners Association for this subdivision.
- 5) Prior to submission of the final (record) plat, the applicant's engineer shall provide plans to the City's DPW, and receive approval of said plans by DPW, for:
 - a. Landscape Street Lights along Park Center Drive.
 - b. Sectional details and specifications for the construction of new proposed concrete sidewalk along Park Center Drive, to comply with Prince George's County standards.
 - c. A topographic survey report, indicating the proposed elevations of the new sidewalks, curb & gutter, concrete driveway apron, and two (2) ADA ramps
 - d. The driveway entrance into the community from the public right-of-way shall be constructed of concrete, to Prince George's County standards.
 - e. Construction details of the entrance and curb & gutter.
 - f. Details of the concrete ramps, to comply with ADA standards, including, without limitation, warning pads.
- 6) Prior to the issuance of any building or grading permits for the subject property, the applicant shall submit to the City's DPW the sum of One Hundred Fifty Thousand Dollars (\$150,000.00) for traffic

signal improvements at the Van Dusen Road intersection at Laurel Park Drive, to reduce traffic congestion resulting from traffic added to this intersection by this proposed development.

- 7) Prior to the issuance of any building or grading permits for the subject property, the applicant shall submit to the City's Department of Recreation the sum of \$50,225 as the fee-in-lieu of park and recreational facilities.
- 8) All streets and roads to be constructed and/or improved within and/or required by the development approvals for this proposed development shall be in accordance with Article VI of the Laurel City Code, "Roads and Sidewalks," and the Design and Construction Standards referenced therein. The roadways shall have a width of thirty feet (30') from face of curb to face of curb, or such other width as may be permitted by the Planning Commission in accordance with the City's Zoning Regulations, Subdivision Regulations, and other applicable law.
- 9) Six (6) of the dwelling units upon the subject property shall be dedicated as workforce housing, moderate income housing, and/or age-restricted housing, as those terms are described in applicable laws and/or regulations.
- 10) Each townhouse upon the subject property with a separate garage, carport or driveway shall be equipped with one (1) Level 2 EV charging unit.
- 11) Prior to the submission of the final (record) plat, the applicant shall submit to the City's Department of Economic and Community Development a draft set of covenants, which shall run with the land to the benefit of current and future owners, as well as the City of Laurel, which shall, at a minimum, state that the open space upon the subject property is restricted to park and recreational purposes, and that proper and adequate maintenance of the open space upon the subject property shall be the responsibility of the owners of the dwelling units upon the subject property. Said covenants shall also include language requiring that the covenants, including the requirements set forth within the covenants, shall not be amended or eliminated without the prior written permission of the Mayor and City Council of the City of Laurel.
- 12) Prior to the issuance of any building or grading permits for the subject property: (a) the above-referenced covenants shall be recorded in the Land Records for Prince George's County, with proof thereof provided to the City's Department of Economic and Community Development; and (b) documents establishing a homeowners association for the future residents of the subject property shall be drafted and approved by the City's Department of Economic and Community Development, and shall be submitted to and approved by the Maryland State Department of Assessments and Taxation.

ATTACHMENTS:

1. Site Plan.
2. Final Site and Landscape Plan.

REVIEWED BY:

Monta Burrough

Monta, Director