

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed LAP154-2012 requesting annexation into the City of Laurel in accordance with Article 23A, Section 9(c) of the Annotated Code of Maryland; and

WHEREAS, after consideration of the evidence presented at the public hearing on July 19, 2012, the Prince George's County Planning Board finds:

- A. **Location and Field Inspection:** The subject property is located on the north side of Van Dusen Road at the intersection of Virginia Manor Road. The property is undeveloped and partially graded in the center portion of the site.
- B. **Current Zone:** The subject property is located in the M-X-T and R-O-S Zones.
- C. **Areas:** 39.87±acres
- D. **Request:** The applicant has petitioned the City of Laurel to annex the subject property into its municipal boundaries. The applicant is also requesting that the property be placed in the City of Laurel's M-X-T and P-I Zones.
- E. **Surrounding Uses:** The site is surrounded by the following uses:
 - North**—Townhouses in R-18C Zone
 - West**—I-95
 - South**—Across Van Dusen Road are single-family dwellings in the M-X-T Zone
 - East**—Single-family dwellings in the RR-Zones
- F. **Discussion:**
 - 1. **Procedures**—Article 23A, Section 9(c), of the Code of Maryland permits a municipal corporation to enlarge its corporate boundaries provided that:
 - “...no municipality annexing land may for a period of five years following an annexation, permit development of the annexed land for land uses substantially different than the use authorized, or at a substantially higher, not to exceed 50%, density than could be granted for the proposed development, in accordance with the zoning classification of the county applicable at the time of the annexation without the express approval of the board of

county commissioners or county council of the county in which the municipality is located.”

2. **Master Plan Issues**—The Community Planning Division, in a memorandum dated June 28, 2012 (Jovovic to Jones) submitted the following comments:

The proposed new zones do not permit densities that are substantially higher than the densities permitted by the county’s M-X-T and R-O-S Zones. Hence, the annexation request meets the criteria set forth by the provisions of Article 23A, Section 9(c) of the Annotated Code of Maryland. Please note that the 2010 Approved Subregion 1 Master Plan and Sectional Map Amendment (SMA) rezoned Parcel 145 to the M-X-T Zone from the R-R Zone and recommended commercial office development be located along I-95. The remainder of the property was recommended for the development of medium-density residential or age-qualified development that creates pedestrian connections across Van Dusen Road to Konterra Town Center.

- G. **Conclusion:** The 2010 Approved Subregion 1 Master Plan and Sectional Map Amendment (SMA) recommends medium density residential and commercial development for the subject property. The City of Laurel anticipates mixed-use development on the subject property. This zone permits this type of development at densities similar to those permitted by the County’s Zoning Ordinance.

The Planning Board believes the proposed annexation and rezoning are within the limits established in Article 23A, Section 9(c) of the Annotated Code of Maryland. If the property is annexed into the City of Laurel, development would be subject to Laurel’s Adequate Public Facilities (APF) test. Issues regarding schools and traffic would be further addressed at that time.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Subtitle 27 of the Prince George’s County Code, the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the findings contained herein and recommends to the District Council for Prince George’s County, Maryland that the above-noted application be APPROVED.

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This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Bailey, seconded by Commissioner Geraldo, with Commissioners Bailey, Geraldo, Washington, Shoaff, and Hewlett voting in favor of the motion at its regular meeting held on Thursday, July 19, 2012, in Upper Marlboro, Maryland.

Adopted by the Prince George's County Planning Board this 6th day of September 2012.

Patricia Colihan Barney
Executive Director

By Jessica Jones
Planning Board Administrator

PCB:JJ:JJ:arj