

R E S O L U T I O N

WHEREAS, the Prince George's County Planning Board has reviewed LAP155-2012 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 east side of Laurel-Bowie Road (MD 197) at the intersection of Cherry Lane. The property is developed with a one-story brick church and asphalt parking lot.
- B. **Current Zone:** The subject property is located in the R-R Zone.
- C. **Areas:** 4.36±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 R-5 Zone.

- E. **Surrounding Uses:** The site is surrounded by the following uses:

**North**—Office building in the C-O Zone

**West**—Across Laurel-Bowie Road (MD 197) is a day care center in the R-R Zone and single-family detached dwellings in the R-T Zone

**South**—Single-family detached dwellings in the City of Laurel

**East**—Single-family detached dwellings in the City of Laurel

- 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 R-R Zone. Hence, the annexation request meets the criteria set forth by the provisions of Article 66B, 4.05(a). Please note that the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment (SMA)* preferred land use plan recommends low-density residential uses on this site.

- G. **Conclusion:** The 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment (SMA)* recommends residential development at the Low-Suburban density of 1.6-2.6 dwelling units per acre for the subject property. The City of Laurel’s R-5 Zone permits residential development at a density of 2.9 dwelling units per acre.

This proposal generally conforms with the land use recommendations of the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment (SMA)*. Mr. Karl Brendle, Director of the City of Laurel’s Department of Community Planning and Business Services, advised technical staff that there are no immediate plans for redevelopment of this property.

Based on the information provided by the City of Laurel, 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.

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.

\* \* \* \* \*

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 Washington, seconded by Commissioner Shoaff, with Commissioners Washington, Shoaff, Geraldo, Bailey 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