



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Laurel Annexation Petition No. 1-2003

Application	General Data
Project Name: Laurel Annexation No. 1-2003 Location: North side of Contee Road, southeast of Van Dusen Road. Applicant/Address: City of Laurel 8103 Sandy Spring Road Laurel, Maryland 20707	Date Accepted: 1/31/03
	Planning Board Action Limit: 3/16/03
	Plan Acreage: 13 ± acres
	Zone: R-R
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 60
	Council District: 01
	Municipality: None
	200-Scale Base Map: 218NE07

Purpose of Application	Notice Dates
Annexation of the property into the City of Laurel and rezoning from the county's R-R Zone to the City of Laurel's R-55 Zone	Adjoining Property Owners: (CB-15-1998) N/A
	Previous Parties of Record: (CB-13-1997) N/A
	Sign(s) Posted on Site: N/A
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation			Staff Reviewer: Jimi Jones
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
			X

February 26, 2003

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board
The Prince George's County Council

VIA: Arie Stouten, Zoning Supervisor

FROM: Jimi Jones, Planning Coordinator

SUBJECT: **Laurel Annexation Petition No. 1-2003**

I. Location: North side of Contee Road, between Van Dusen Road and US. 1. The property is surrounded by the following uses:

North	—	Villages of Wellington planned unit development in the City of Laurel
East	—	Single-family detached homes in the R-R Zone
South	—	Across Contee Road is the Maryland Memorial Park (cemetery) in the R-R Zone
West	—	Single-family detached homes in the R-R Zone

II. Current Zone: R-R Zone

III. Area: 13.0 acres

IV. Nature of the Request: The applicant has petitioned the City of Laurel to annex the subject property into its municipal boundaries. The applicant also requests that the property be placed in the City of Laurel's R-55 Zone. A comparison of the current county zones and the proposed City of Laurel zone is shown below:

Prince George's County R-R Zone	Laurel R-55 Zone
• One-family detached dwelling permitted	• One-family detached dwelling permitted
• 20,000-square-foot lot size or 10,000-square-foot with cluster	• 6,500-square-foot lot size
• 100-foot front building line or 75-foot front building line with cluster	• 65-foot minimum lot width
• 25 percent maximum lot coverage 30 percent maximum net lot percent for cluster	• 30 percent maximum building coverage
• 25-foot front/17-foot/8-foot side/20-foot rear yards	• 25-foot front/8-foot side/20-foot rear yards
• 35-foot maximum height	• two and one-half stories maximum height

V. Discussion:

A. Procedures: Article 23A, Section 19, of the Code of Maryland permits a municipal corporation to enlarge its corporate boundaries. The procedures for reviewing these annexation requests, which were adopted by the Planning Board in March 1984, are as follows:

- 1. Upon County Council receipt of notification of an annexation petition and proposed rezoning, the Clerk of the Council shall promptly refer a copy of the materials received to the Chairman of the Prince George's County Planning Board.**
- 2. A staff report shall be prepared addressing conformance of the proposal with the approved Area Master Plan and General Plan and the impact of the proposed development on the transportation system, public facilities and natural resources.**
- 3. The Planning Board shall review the proposal within 45 days of receipt of the referral and shall promptly transmit copies of the staff report and Planning Board recommendation, if any, to the County Council.**
- 4. The County Council will review the Board's recommendation and determine whether or not to hold a public hearing. If a public hearing is to be held, provisions will be made for the posting of notice on the property and advertising the hearing giving not less than two weeks' notice. (It is anticipated that the applicant will reimburse the county and the M-NCPPC for the advertising and posting costs). In cases deemed by the Council to be substantially inconsistent with the county's current Master Plan for the subject area, the Council's action will be by resolution (a copy of which will be forwarded to the City by the Clerk of the Council). In cases, where the Council finds the annexation proposal in conformity with the Master Plan, the Council will simply advise the City of its action by letter. The Council will make a conscientious effort to act on each case within 45 days of receipt of the Planning Board's recommendation.**

B. Master Plan Issues: The Community Planning Division, in a memo dated February 20, 2003, submits the following comments:

Determinations

- The 1990 Master Plan for Subregion I recommends Low-Suburban residential land use (1.6–2.6 dwelling units per acre) for this property. The 1990 Sectional Map Amendment for Subregion I retained the R-R Zone for the property.
- The proposed development does not appear to conflict with the General Plan's vision and policies for the Developing Tier.

General Plan Development Pattern Policy Tier Vision And Goals

The vision for the Developing Tier area of the county is to maintain a pattern of low-to moderate-density suburban residential communities, distinct commercial centers, and

employment areas that are increasingly transit serviceable. Specific goals that are pertinent to this property include:

- Maintain low-to moderate-density land uses (except in Centers and Corridors).
- Reinforce existing suburban residential neighborhoods.
- Balance the pace of development with the ability of the private sector to provide adequate transportation and public facilities.
- Encourage contiguous expansion of development where public facilities and services can be more efficiently provided.

C. Transportation Impact: The Transportation Planning Section, in a memorandum dated February 18, 2003, provides the following comments:

Traffic impacts resulting from the proposed rezoning and annexation would be at the unsignalized Van Dusen Road/Contee Road intersection, which is a county-operated intersection, and the signalized US 1/Contee Road intersection, which is operated by the State Highway Administration.

The R-R properties appear to be unsubdivided. Under R-R zoning, the entire site could contain a maximum of 24 residences. Under the R-55 Zone proposed by the city, the properties could contain up to 85 residences. Even if the property is developed with 40 residences as suggested in the annexation materials, this is denser than allowed by the current zone—a great concern given the significant transportation needs that were identified for this area by the Subregion I Master Plan. There are existing capacity and operational issues at the Van Dusen Road/Contee Road intersection, which is unsignalized and controlled by a four-way stop. There are also capacity issues at the US 1/Contee Road intersection. Development under the county's regulations would be required to address capacity issues at both intersections, and staff would note that other development in the area has received conditions of approval requiring the upgrading of one or both of the critical intersections.

The annexation area has some impact upon future rights-of-way for master plan transportation facilities. Contee Road is a planned arterial facility. Dedication to the county Department of Public Works and Transportation of 60 feet from the centerline of Contee Road should be obtained when the property proposed for annexation is platted and recorded.

The Transportation Planning Section further notes that levels of service (LOS) for the intersections near the property are already failing (see attached e-mail discussion dated February 20, 2003).

D. Public Facilities Impact: The Historic Preservation and Public Facilities Planning Section, in a memo dated February 20, 2003, submits the following comments regarding public facilities:

Public Schools: The 13.0087-acre property is zoned for residential use in the R-R zoning category. School children from the site would go to Bond Mill Elementary School, Martin Luther King, Jr. Middle School, and Laurel High School. Presently, Bond

Mill Elementary School is operating at 94.22 percent of its capacity, Martin Luther King, Jr. Middle School is operating at 116.12 percent, and Laurel High School is operating at 109.79 percent of its capacity. If this property were to apply for a preliminary plan of subdivision, it would fall in cluster one for elementary, middle and high schools, which would put the property into a six-year waiting period. When all affected school clusters are less than or equal to 105 percent or 6 years have elapsed since the time of the approval of the preliminary plan of subdivision, or pursuant to the terms of an executed school facilities agreement, then the property could be developed.

Fire: The property is served by Engine Company 10, which can serve the property in 2.46 minutes and meets the 5.25-minute travel time standard. Ambulance and Paramedic Companies 49 are 4.93 minutes from the site, which meets the 6.25- and 7.25-minute travel time standards.

Police: The proposed development is within the service area for Police District VI-Beltsville.

- E. Natural Resources:** The Natural Resources Division has reviewed the annexation request and, in a memo dated February 20, 2003, submits that:

A review of the available information indicates that there are no wetlands, streams or 100-year floodplain located on this site. This property is entirely wooded and the predominant soils are in the Christiana and Matapeake series. The Christiana soils have limitations of high shrink/swell potential and instability for home foundations. The Matapeake soils pose few difficulties for development. Based on information from the Maryland Department of Natural Resources-Natural Heritage Program, there are no state-listed rare, threatened or endangered species on this property.

- F. Conclusion:** The 1990 Master Plan for Subregion I 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 anticipates a small, single-family detached development (approximately 40 homes) in the City of Laurel's R-55 Zone. This zone permits residential development at a higher density of 5.6 dwelling units per acre.

This proposal generally conforms with the land use recommendations of the Subregion I Master Plan. However, the proposed density is twice that recommended by the county master plan. While it is fortunate that the development proposal is small, there are impacts on schools and roads that must be considered. These concerns would exist, regardless of the zone in which the property is developed. It should be pointed out that development of this property would benefit from road improvements required during the subdivision of the Villages of Wellington, which abut the subject property to the north, as well as improvements required for the adjacent Hartmeyer property to the west. 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.