



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

Laurel Annexation Petition No. 1-2005

Application	General Data
Project Name: Laurel Annexation Petition No. 1-2005 Location: North and south sides of Baygreen Road, approximately 150 feet west of US 1 Applicant/Address: City of Laurel 8103 Sandy Spring Road Laurel, Maryland 20707	Date Accepted: 3/11/05
	Planning Board Action Limit: 4/22/05
	Plan Acreage: 57±
	Zone: I-1
	Dwelling Units: N/A
	Square Footage: N/A
	Planning Area: 60
	Council District: 01
	Municipality: None
	200-Scale Base Map: N/A

Purpose of Application	Notice Dates
Annexation of the property into the City of Laurel and rezoning from the county's I-1 Zone to Laurel's I-CS Zone	Adjoining Property Owners: N/A (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	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			

March 25, 2005

TECHNICAL STAFF REPORT

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

FROM: Jimi Jones, Acting Zoning Supervisor

SUBJECT: **Laurel Annexation Petition No. 1-2005**

REQUEST: Annexation and rezoning of 57± acres into the City of Laurel

RECOMMENDATION: APPROVAL

- A. Location and Field Inspection:** The subject properties are located along the north and south sides of Baygreen Road, approximately 150 feet west of US 1 (Baltimore Avenue). A portion of the property extends south to Contee Road. Approximately half of the property is developed. The development includes Preferred Meals Systems (food processing), Hampton Inn, and a large office/warehouse building under construction on the northwest side of Baygreen Drive. The property is surrounded by the following uses:

North—Offices in the Laurel Lakes development in the City of Laurel.

East—Sunny's Surplus Store and Fairfield Inn to the south at Baygreen and Baltimore Avenue in the City of Laurel.

South—The Centre at Laurel commercial center under construction in Laurel.

West—Single-family homes and undeveloped land in the R-R Zone.

- B. Nature of the Request:** The proposed annexation involves 13 lots. The City of Laurel's Charter Resolution 132 recommends that the properties be annexed and rezoned (see attached Zoning Map) to the city's I-CS Zone.
- C. Procedures:** Article 23A, Section 9(c), of the Annotated Code of Maryland stipulates the following with regard to municipal annexations:

...no municipality annexing land may for a period of five years following annexation, place that land in a zoning classification which permits a land use substantially different from the use for the land specified in the current and duly

adopted master plan or plans or if there is no adopted or approved master plan, the adopted or approved general plan or plans of the county or agency having planning and zoning jurisdiction over the land prior to its annexation without the express approval of the board of county commissioners or county council of the county in which the municipality is located.

In addition, in March 1984, the District Council and the Planning Board adopted the following procedures for reviewing annexation and rezoning proposals by the City of Laurel:

- 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.**
- D. Master Plan Issues:** The 1990 Subregion I Master Plan recommends employment uses for the subject properties. After reviewing the uses permitted and development standards for the proposed zones, staff submits that the uses in the proposed I-CS Zone are similar to the uses in the current (county) I-1 Zone. The 2002 General Plan places the subject properties in the Developing Tier. With respect to employment areas, the goal of the Developing Tier is to develop compact, planned employment areas. The subject industrial park continues to develop as a compact, planned employment area. Placing these properties in the City of Laurel's I-CS Zone will not impair the recommendations or goals of the master plan or general plan.
- E. Transportation Impact:** The subject property will remain in an industrial classification similar to its current zoning. The transportation assumptions made during the review of these properties through the master plan process remains valid.
- F. Public Facilities Impact:** The Public Facilities Section found no significant impact from the proposed annexation and rezoning.

- G. Natural Resources:** The Environmental Planning Section, in a memo dated March 25, 2005, submits that there are no county-regulated environmental features on the subject properties. Many of these properties have approved tree conservation plans.

CONCLUSION:

Staff has reviewed the uses permitted and development standards for the proposed zone and submits that the uses in the proposed I-CS Zone are similar to the uses in the current (county) I-1 Zone. Staff believes a finding can, therefore, be made that the zoning proposal submitted by the City of Laurel is not substantially different from the use for the land specified in the 1990 Master Plan for Subregion 1. We, therefore, recommend APPROVAL of the proposed annexation/rezoning request.