



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

Laurel Annexation Petition No. 1-2006

Application	General Data
Project Name: Laurel Annexation No. 1-2006 Location: North side of Contee Road, west of Clarkwood Lane. Applicant: Michael Collins The Legends Group Laurel, Maryland 20707	Date Accepted: 08/19/06
	Planning Board Action Limit: 09/14/06
	Plan Acreage: 8.38 ± 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			

August 28, 2006

TECHNICAL STAFF REPORT

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

FROM: Jimi Jones, Acting Supervisor, Zoning Section

SUBJECT: **Laurel Annexation Petition No. 1-2006**

- I. Location:** North side of Contee Road on the west side of Clarkwood Lane. The property is surrounded by the following uses:

North: Villages of Wellington planned unit development in the City of Laurel
East: Across Clarkwood Lane, single-family detached homes in the City of Laurel's R-55 Zone
South: Across Contee Road is the Central Park Adult Retirement Community in the R-R Zone
West: Single-family detached homes in the R-R Zone

- II. Current Zone:** R-R Zone

- III. Area:** 8.38±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 August 21, 2006, submits the following comments:

The City of Laurel proposes to place the subject properties in City's R-55 Zone (maximum 5.7 dwelling units per acre) from the County's R-R Zone (maximum 2.7 dwelling units per acre) upon annexation. The residential uses permitted in the City's R-55 Zone do not conform to uses recommended for these properties in the 1990 *Approved Master Plan and Sectional Map Amendment for Subregion I*. However, the proposed higher-density single-family uses of the City's R-55 Zone for these properties are not incompatible with their surrounding uses and will not impair the recommendations or goals of the master plan or General Plan.

- C. Transportation Impact:** The Transportation Planning Section, in a memorandum dated August 28, 2006, provides the following comments:

The Transportation Planning Section has reviewed the information provided concerning the petition referenced above. The application involves the

annexation of areas adjacent to the City of Laurel on the north side of Contee Road between Van Dusen Road and US 1. Staff believes that any traffic impacts which would occur as a result of the rezoning proposed as a part of 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 area being proposed for annexation is a total of 8.38 acres zoned R-R, with the properties proposed for the City's R-55 zone.

The R-R properties appear to be unsubdivided. Under R-R zoning, the entire site could contain a maximum of 15 residences. Under the R-55 zone proposed by the city, the properties could contain up to 47 residences (this should be verified by zoning staff, however, since the referral materials did not include a detailed description of the potential yield of the City's R-55 zone). This is denser development than is allowed by the current zone—a great concern given the significant transportation needs which 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 of 60 feet from the center line of Contee Road to the County Department of Public Works and Transportation should be obtained when the property proposed for annexation is platted and recorded.

D. Public Facilities Impact: The Historic Preservation and Public Facilities Planning Section, in a memo dated August 29, 2006 submits the following comments regarding public facilities:

Public Schools: This 8.3798-acre property is zoned for residential use in the R-R Zoning category. School children from the site would attend Bond Mill Elementary School, Martin Luther King Middle School and Laurel High School. Presently, Bond Mill Elementary School is operating at 126.6 percent of capacity, Martin Luther King Jr. Middle School is operating at 92 percent of capacity and Laurel High School is operating at 106.4 percent of capacity.

Fire: The Prince George's County Planning Department has determined that this plan is **within the required 7-minute** response time for the first due fire station Laurel **Company 10** using the *7 Minute Travel Times and Fire Station Locations Map* provided by the Prince George's County Fire Department.

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 August 29, 2006 submits that:

A review of the available information indicates that there are no wetlands, streams or 100-year floodplain located on this site. The property is entirely wooded, and the predominant soils are in the Sunnyside Urban Land complex series. Sometimes these soils have development constraints when athletic fields are proposed. Based on available 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 *Approved Master Plan and Sectional Map Amendment 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 development 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.

While this proposal is not in strict conformance with the land use recommendations of the Subregion I Master Plan, it is not "substantially inconsistent" with the plan's recommendation for residential development. 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.