



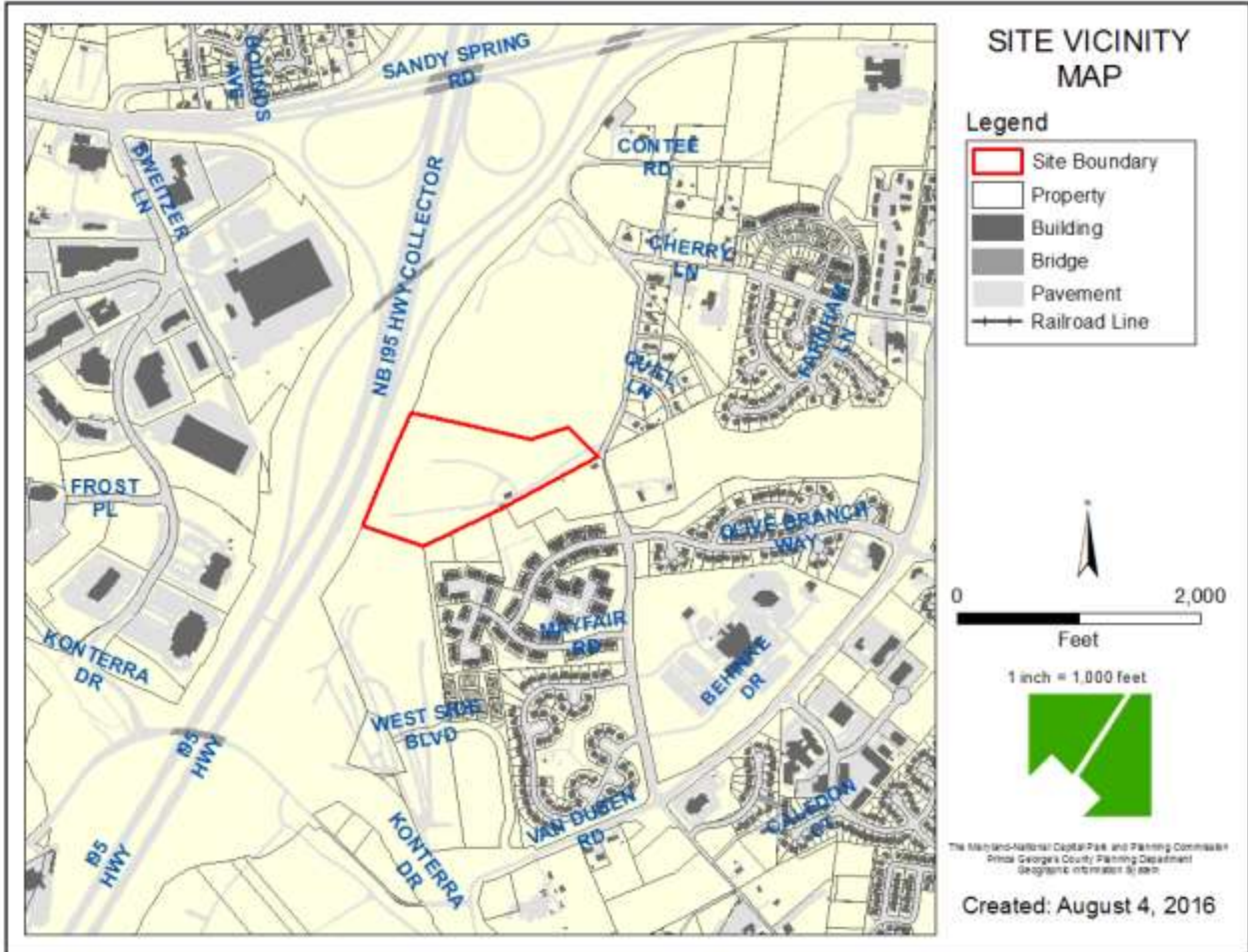
Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Laurel Annexation Petition No. 169-2016

Application	General Data	
Project Name: Laurel Annexation Petition No. 169-2016 Location: The west side of Contee Road, approximately 2,850 feet north of the intersection of Contee Road and Van Dusen Road. Applicant/Address: City of Laurel 8103 Sandy Spring Road Laurel, MD 20707 Property Owner: Strittmatter Land, LLC	Planning Board Hearing Date:	09/08/16
	Staff Report Date:	08/23/16
	Date Accepted:	07/25/16
	Planning Board Action Limit:	N/A
	Annexation Acreage:	26.626
	Zone:	R-18C
	Gross Floor Area:	N/A
	Lots:	N/A
	Parcels:	1
	Planning Area:	60
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	N/A

Purpose of Application	Notice Dates	
Annexation of property into the City of Laurel and rezoning from Prince George's County's R-18C Zone to the City of Laurel's R-T Zone.	Informational Mailing	N/A
	Acceptance Mailing:	N/A
	Sign Posting Deadline:	N/A

Staff Recommendation		Staff Reviewer: Christina Pompa, AICP Phone Number: 301-780-2222 E-mail: Christina.Pompa@ppd.mncppc.org	
APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
X			



THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

TECHNICAL STAFF REPORT:

TO: The Prince George's County Planning Board

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Christina Pompa, Planner Coordinator, Zoning Review Section, Development Review Division

SUBJECT: **Laurel Annexation Petition No. 169-2016**

REQUEST: **Annexation of property into the City of Laurel and rezoning from Prince George's County's R-18C Zone to the City of Laurel's R-T Zone.**

RECOMMENDATION: **Approval**

FINDINGS

- A. **Location and Field Inspection:** The property is located on the west side of Contee Road, approximately 2,850 feet from the intersection of Contee Road and Van Dusen Road. The site appears to be a former sand and gravel operation. Contee Road between Van Dusen Road and Mayfair Drive/Olive Branch Way is characterized by single-family attached and detached homes. North of Mayfair Drive and Olive Branch Way, Contee Road becomes more rural with mostly undeveloped property to the west and older single-family residential homes to the east on property zoned Rural Residential.
- B. **Current Zone:** The subject property is located in the Multifamily Medium-Density Residential-Condominium (R-18C) Zone.
- C. **Area:** ±26.626 acres
- D. **Request:** Annexation of property into the City of Laurel and rezoning from Prince George's County's R-18C Zone to the City of Laurel's R-T Zone.
- E. **Surrounding Uses:** The site is surrounded by the following uses:
- | | |
|---------------|--|
| North— | Undeveloped land in the One-Family Detached Residential (R-80) Zone within Prince George's County. |
| West— | The Capital Beltway (I-95/495) |
| South— | Multifamily dwelling units in the City of Laurel, single-family attached dwelling units zoned Residential Medium Development (R-M) within Prince George's County, and single-family detached dwelling units zoned Rural Residential (R-R) within Prince George's County. |
| East— | Vacant land and single-family detached dwelling units zoned R-R within Prince George's County. |
- F. **Discussion:**
1. **Procedures—**Md. Local Government Code Ann. §4-416 permits a municipal corporation to enlarge its corporate boundaries provided that:

“Different land use or density. -- Without the express approval of the county commissioners or county council of the county in which the municipality is located, for 5 years after an annexation by a municipality, the municipality may not allow development of the annexed land for land uses substantially different than the authorized use, or at a substantially higher density, not exceeding 50%, than could be granted for the proposed development, in accordance with the zoning classification of the county applicable at the time of the annexation.”
 2. **Master Plan Issues—**The property is located in the North Beltsville Living Area in the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment* (Subregion 1 Master Plan and SMA). The relevant policy in the master plan is to preserve and maintain

the living environment, and the relevant strategy is to establish guidelines that ensure that new development is compatible with R-R-zoned properties (page 126).

3. **Zoning**—There is R-R-zoned property within the County to the south and east of the subject parcel. Rural residential zoning is intended to provide for one-family detached residential lots. According to Section 27-437(a)(1)(A) of the Prince George’s County Zoning Ordinance, one purpose of R-18C zoning is to make available suitable sites for multifamily condominium development of low and moderate density and building bulk. In the R-18C Zone, the Zoning Ordinance requires a net lot area for single-family residential development between 5,000 and 6,500 square feet depending on when the lot was subdivided, and 1,500 to 1,800 square feet for each townhouse, two-family, or three-family dwelling. Multifamily projects require a minimum net lot area per dwelling unit of 900 to 1,400 square feet of land depending on the number of units proposed per building. The petitioner has requested the property be placed in the City of Laurel R-T Zone when annexed. The City of Laurel’s R-T Zone permits townhouse development on lots between 2,000 and 3,000 square feet and multifamily buildings containing four to six units where a minimum of 3,500 square feet is provided for each unit. The maximum residential density in the R-T Zone is ten dwelling units.
4. **Transportation**—Due to the site’s limited frontage on Contee Road, there may be access issues that could affect future development. Refer to the Countywide Planning Division, Transportation Planning Section in a memorandum from Masog to Jones, dated August 5, 2016.

- G. **Conclusion:** The Subregion 1 Master Plan and SMA recommends medium-high density residential for the subject site. The City of Laurel’s R-T Zone permits residential development at a density of ten dwelling units per acre, which is considered medium density.

The proposed R-T Zone does not permit density that is substantially higher than the densities permitted by the County’s R-18C Zone. Based on the information provided by the City of Laurel, staff believes that the proposed annexation and rezoning are within the limits established in the Md. Local Government Code Ann. §4-416.