



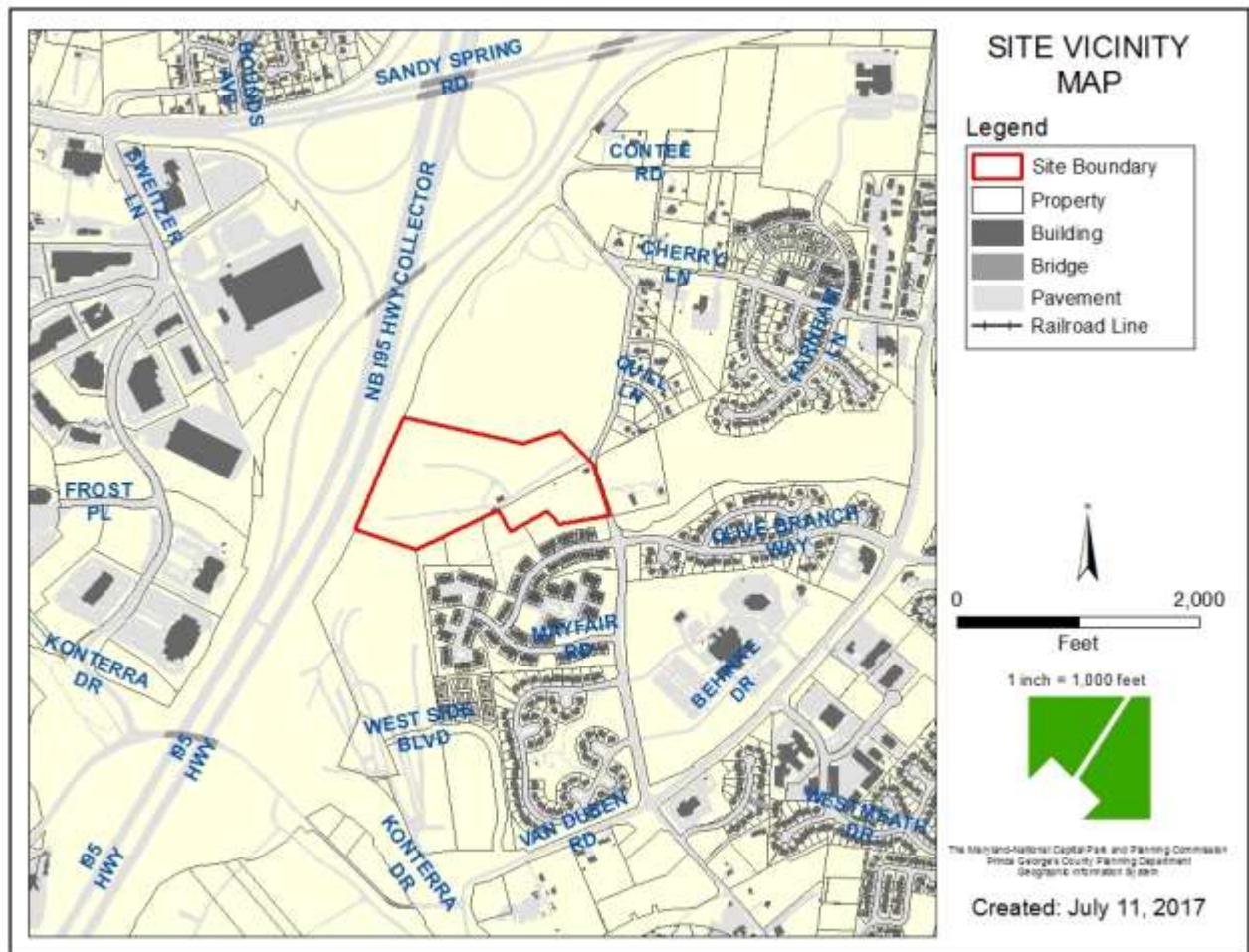
Note: Staff reports can be accessed at <http://mncppc.iqm2.com/Citizens/Default.aspx>.

Laurel Annexation Petition No. 171-2017

Application	General Data	
Project Name: Laurel Annexation Petition No. 171-2017 Location: The west side of Contee Road, approximately 2,400 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 Contee, LLC c/o Robert Strittmatter 888 Bestgate Road, Suite 402 Annapolis, MD 21401	Planning Board Hearing Date:	07/27/17
	Staff Report Date:	07/17/17
	Date Accepted:	06/23/17
	Planning Board Action Limit:	N/A
	Annexation Acreage:	32.68
	Zone:	R-18C / R-R
	Gross Floor Area:	N/A
	Lots:	N/A
	Parcels:	2
	Planning Area:	60
	Council District:	01
	Election District	10
	Municipality:	N/A
	200-Scale Base Map:	219NE06

Purpose of Application	Notice Dates	
Annexation of property into the City of Laurel, rezoning 26.626 acres from Prince George's County's R-18C Zone to the City of Laurel's R-T Zone, and rezoning 6.083 acres from Prince George's County's R-R Zone to the City of Laurel's R-5 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

FROM: Christina Pompa, Acting Planning Supervisor, Subdivision and Zoning Section,
Development Review Division

SUBJECT: **Laurel Annexation Petition No. 171-2017**

REQUEST: **Annexation of property into the City of Laurel and rezoning from Prince George's
County's R-18C and R-R Zones to the City of Laurel's R-T and R-5 Zones.**

RECOMMENDATION: **Approval**

FINDINGS

- A. **Location and Field Inspection:** The property is located on the west side of Contee Road, approximately 2,400 feet from the intersection of Contee Road and Van Dusen Road. The 26.626-acre parcel appears to be a former sand and gravel operation, while the 6.083-acre parcel contains a single-family home. 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 (R-R).
- B. **Current Zone:** The 26.626-acre parcel is located in the Multifamily Medium Density Residential-Condominium (R-18C) Zone and the 6.083-acre parcel is located in the Rural Residential (R-R) Zone.
- C. **Area:** ±32.709 acres
- D. **Request:** Annexation of property into the City of Laurel and rezoning of 26.626 acres from Prince George's County's R-18C Zone to the City of Laurel's R-T Zone, and rezoning 6.083 acres from Prince George's County's R-R Zone to the City of Laurel's R-5 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—**Maryland 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**—A total of 26.626 acres of land is currently in the Prince George’s County Multifamily Medium-Density Residential-Condominium (R-18C) Zone and 6.083 acres of land is currently in the Prince George’s County Rural Residential (R-R) Zone. The petitioner has proposed annexing this land into the City of Laurel and rezoning the R-18C portion of land to the City of Laurel R-T Zone, and rezoning the R-R portion of land to the City of Laurel R-5 Zone.

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. The residential density permitted in the R-18C Zone, in the Prince George’s County Zoning Ordinance (see Section 27-442(h)) is 6.7 dwelling units per acre for single-family detached units and between six to 20 dwelling units per acre for other residential types such as townhouses or multifamily.

According to Section 27-428(a)(1) of the Prince George’s County Zoning Ordinance, two purposes of the R-R Zone are to provide for and encourage variation in the size, shape, and width of one-family detached residential subdivision lots in order to better utilize the natural terrain, and to facilitate the planning of one-family residential developments with moderately large lots and dwelling of various sizes and styles. In general, the residential density permitted in the R-R Zone in the Prince George’s County Zoning Ordinance (see Section 27-442(h)) is 2.17 dwelling units per acre for single-family detached units.

The City of Laurel’s R-T Zone permits Townhouse and Plex dwelling units at a maximum residential density of 10 dwelling units per acre.

The City of Laurel’s R-5 Zone permits 1-Family dwelling units at a maximum residential density of 2.9 dwelling units per acre.

4. **Transportation**—The Transportation Planning Section has reviewed the information provided concerning LAP-171-2017. The application involves the annexation of an area adjacent to the City of Laurel approximately 2,500 feet north of Konterra Drive between I-95 and Contee Road. The area being proposed for annexation is a total of 32.68 acres of land. Approximately 26.63 acres are in the R-18 Zone, and the remainder is in the R-R Zone. Approximately 26.63 acres are proposed to be placed in the City’s R-T Zone, and the remainder would be placed in the City’s R-5 Zone.

The following is noted:

- a. The property appears to be unsubdivided. No potential yield is given in the documentation. The following table has been developed to offer a comparison of the yields and trip generation for the existing and proposed zoning:

Comparison of Estimated Trip Generation, Annexation 171-2017, 32.68 acres							
Zoning or Use	Yield: Residences	AM Peak-Hour Trips			PM Peak-Hour Trips		
		In	Out	Total	In	Out	Total
Existing Zoning							
R-18: 26.63 ac.	159 townhouses	22	89	111	83	45	128
R-R: 6.05 ac.	13 SF detached	2	8	10	8	4	12
Total Current Zoning		24	97	121	91	49	140
Proposed Zoning							
R-T: 26.63 ac.	266 townhouses	37	149	186	138	74	212
R-5: 6.05 ac.	17 SF detached	3	10	13	10	5	15
Total Proposed Zoning		40	159	199	148	79	227
Difference Existing/Proposed Zoning		+16	+62	+78	+57	+30	+87
Current zoning yields are based on maximum dwelling units per net acre as shown in “Guide to Zoning Categories.” Proposed zoning yields are based on maximum density per acre as shown in Section 20-6.16 of the Unified Land Development Code of the City of Laurel.							

- b. It is believed that the primary impacts of the site will occur at the following intersections: Van Dusen Road/Contee Road, Van Dusen Road/Cherry Lane, Van Dusen Road/Olive Branch Way, Van Dusen Road/Konterra Drive, and intersections within the I-95/Konterra Drive interchange. It is noted that recent construction projects have produced considerable traffic capacity in the immediate area, including several of the intersections noted above. The Transportation Planning Section has not recently reviewed traffic impact studies that cover the intersections noted above.
- c. Public street access was an issue in the past, but the entire site proposed for annexation has sufficient frontage along Contee Road for public street access. It is noted that access to the west onto I-95 is fully controlled by the Maryland State Highway Administration (SHA).
- d. The site is adjacent to I-95, a master plan freeway facility. No further right-of-way requirement is recommended along this facility.
- e. Contee Road along the site's frontage is a substandard roadway. It was previously a master plan collector roadway, and was dedicated and constructed to that standard south of the subject property. It is currently undesignated on the master plan. However, the master plan also identifies bicycle lanes along this section of Contee Road, and it is strongly suggested that any frontage improvements to Contee Road include bicycle lanes or similar appropriate facilities.

- f. Near the site, a hard surface trail is recommended south of Bear Branch to connect Contee Road and the Westside community south of the subject site. As a means of moving this trail toward implementation, consideration should be given to routing this trail through the subject site with a trail crossing of the Bear Branch to connect into the Westside community.

These issues, particularly the access issue, should be given consideration during the review of the petition.

- G. **Conclusion:** The Subregion 1 Master Plan and SMA recommends low-medium 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, and the City of Laurel R-5 Zone permits residential development at a density of 2.9 dwelling units per acre, which is considered low density.

The proposed R-T and R-5 Zones do not permit residential density that is substantially higher than the densities permitted by the County's R-18C and R-R Zones. 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 Maryland Local Government Code Ann. §4-416.