



City of Laurel Annexation Petition No. 2-2001

Application	General Data
Project Name: Laurel Annexation No. 2-2001 Location: The subject property is located on the east side of Van Dusen Road between Contee Road and Laurel Park Drive. Applicant: Hartmeyer Property, Limited Partnership	Date Accepted: 08-08-01
	Planning Board Action Limit: N/A
	ZHE Hearing Date: N/A
	Plan Acreage: 20.89± ac.
	Zone: R-R and C-G
	Dwelling Units: None
	Square Footage: N/A
	Planning Area: 60
	Council District: 1
	Municipality: None
	200-Scale Base Map: 218NE 7

Purpose of Application	Notice Dates
Annexation of the property into the City of Laurel and rezoning from the County's R-R and C-G Zones to the City of Laurel's R-55 and V-A-C Zones.	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
--	--	--	---

September 4, 2001

TECHNICAL STAFF REPORT

TO: The Prince George's County Planning Board

VIA: Arie Stouten, Zoning Supervisor

FROM: Jimi Jones, Planning Coordinator

SUBJECT: **Laurel Annexation Petition No. 2-2001**

I. Background:

The subject annexation request was before the Planning Board on May 17, 2001, under Laurel Annexation Petition 1-2001. The Planning Board took no position on this request. During the Planning Board's May 17 hearing, an issue was raised regarding compliance with Article 23A of the Maryland Annotated Code, which requires signatures of registered voters within the proposed annexation area. Subsequent to the Planning Board hearing, the applicant withdrew the petition and resubmitted it with the required signatures. The petition is now back before the Planning Board. Staff notes that the issue regarding Article 23A is a legal matter which appears to have been resolved.

The planning issues that were before the board in May have not changed. The Transportation Planning Section, in a memo dated May 14, 2001, revised their comments regarding impacts that may occur as a result of development on the subject properties. The conclusion, however, that the proposal does not raise concerns regarding the *Master Plan of Transportation* or issues of transportation adequacy has not changed. These comments are included in this report.

II. Location:

The subject property is located on the southeast corner of the Van Dusen Road and Contee Road intersection. This property extends along Van Dusen Road to Laurel Park Drive. It is adjacent to and south of a 31.5-acre tract annexed by the City of Laurel in June 2000 (LAP-1-2000, Charter Resolution 117). This recently annexed property, which was placed in the V-A-C Zone, is developed with a day care center, medical office building, and a small retail shopping center. Other adjacent uses include:

- The Villages of Wellington, a 258-acre planned unit development mostly in the City of Laurel. This development was approved for 545 single-family homes and includes several developed and undeveloped lots in the county's R-R Zone.
- To the west, across Contee Road, is the Greater Laurel-Beltsville Hospital in the county's R-R Zone.

III. Current Zone: R-R and C-G Zones

IV. Area: 20.89 ± acres

V. 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 and V-A-C Zones. The proposed development pattern as shown on the attached Detail Map is as follows:

Map Ref.	Acres	Proposed Use	Current Zoning	Proposed Laurel Zoning
A	4.53	Currently vacant, proposed for place of worship	R-R	R-55
B	8.76	Proposed for single-family detached residential	R-R	R-55
C	4.49	Existing nursing home. No further development anticipated	C-G	V-A-C
D	1.16	Existing office building. No further development anticipated	C-G	V-A-C
E	0.344	Currently vacant; included to avoid an enclave	R-R	R-55
F	1.61	Public street	C-G	R-55

A comparison of the current county zones and 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 35 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
Prince George's County C-G Zone	Laurel VAC Zone
■ Commercial zone	■ Commercial zone
■ No site plan required	■ Preliminary and final site plan review required

■ Office building permitted	■ Office building permitted
■ Nursing home permitted by special exception	■ Nursing home permitted by special exception
■ <i>Landscape Manual</i> applies	■ Land coverage 30 percent maximum minimum 10 percent green space
■ No maximum height	■ Maximum height 60 feet (generally)

VI. 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 1990 Master Plan for Subregion I recognizes the existing office and nursing home on the C-G-zoned portion of the property as commercial office and

public/quasi-public, respectively. The vacant land is recommended for residential development at low-suburban (1.6-2.6 dwelling units per acre) density.

The Community Planning Division, in a memo dated April 2, 2001 submits the following comments:

■SMA/Zoning: 1990 *Sectional Map Amendment for Subregion I* retained the C-G and R-R Zones for these properties. Also retained is the following condition attached to the C-G-zoned portion:

■In reviewing the plan of development, the Planning Board shall permit all uses in the C-G Zone, but may establish the ratio of health-related facilities to retail-commercial sales and service uses. In doing so, it shall follow the guidelines of the Master Plan for local commercial needs in Neighborhood V, but in no event shall the acreage for convenience-commercial uses, such as supermarkets, drug stores and satellite retail stores, exceed seven (7) acres.▲

■PLANNING ISSUES

■City's R-55 Zone permits a maximum density of 5.7 dwelling units per acre. Density range for development in the low suburban category is 1.6-2.6. Because the City's proposed zone permits a higher density than the county's master plan recommends, the county must grant a waiver under state law. Otherwise, the property may not be placed in the R-55 Zone for five years.●

C. Transportation Impact:

The Transportation Planning and Public Facilities Planning Division, in a memorandum dated May 14, 2001 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 southeast of Van Dusen Road and between Laurel Park Drive and Contee Road.

■The transportation staff, in the memorandum dated May 7, 2001, indicated concerns over a past annexation of the Villages of Wellington. Staff is currently in receipt of several items which fully address the transportation concerns that were expressed in the earlier memorandum. These items are attached. The language used in the May 7, 2001 memorandum was unrepresentative of the substantial and successful coordination which has occurred and is reflected in the attached documents. Staff regrets not having had this evidence earlier for its review.

■The transportation staff holds to its earlier findings that annexing the C-G portions of this proposal into the City of Laurel appears to raise no concerns regarding the *Master Plan of Transportation* or subjects of transportation adequacy, but that the R-R portions of the proposal raise traffic issues that should be more fully addressed. Lots 1 and 2 of the Hartmeyer Property have off-site transportation conditions imposed by the Planning Board related to the Contee Road/Van Dusen Road

intersection that need to be addressed between the county and the city. The remaining R-R property should, upon development, address any capacity or safety issues which would result at the county-maintained Contee Road/Van Dusen Road intersection.●

D. Public Facilities Impact:

The Countywide Planning Section, in a memo dated April 30, 2001, submits the following comments regarding public facilities:

■The existing fire engine service at Laurel Fire Station, Company 10, located at 7411 Cherry Lane, has a service response time of 1.71 minutes, which is within the 3.25- minute response time guideline.

■The existing ambulance service at Laurel Rescue Squad, Company 49, located at 14910 Bowie Road, has a service response time of 4.36 minutes, which is beyond the 4.25- minute response time guideline.

■The existing paramedic service at Laurel Rescue Squad, Company 49, located at 14910 Bowie Road, has a service response time of 4.36 minutes, which is within the 7.25- minute response time guideline.

■The existing ladder truck service at Beltsville, Company 31, located at 4911 Prince George's Avenue, has a service response time of 8.01 minutes, which is beyond the 4.25- minute response time guideline.

■The above findings are in conformance with the *Adopted and Approved Public Safety Master Plan 1990* and the *Guidelines for the Analysis of Development Impact on Fire and Rescue Facilities*.

■In order to alleviate the negative impact on fire and rescue services due to the inadequate service discussed above, the Fire Department recommends that all commercial structures be fully sprinklered in accordance with National Fire Protection Association Standard 13 and all applicable Prince George's County laws.

■The existing ambulance service located at Laurel Rescue Squad, Company 49, is beyond the recommended response time guideline. The nearest fire station Laurel Fire Station, Company 10, is located at 7411 Cherry Lane, which is 1.71 minutes from the development. This facility would be within the recommended response time for ambulance service.

■The proposed development is within the service area of District VI-Beltsville. If the property is annexed into the City of Laurel, the municipality would have the primary jurisdiction and the county police would then serve in a supportive role.●

E. Natural Resources:

The Natural Resources Division has reviewed the annexation request and, in a memo dated April 6, 2001, offers the following comments:

■A review of the information available indicates that no streams, wetlands, wetland buffers, or 100-year floodplain are found to occur on any of the properties. The soils found to occur according to the Prince George's County Soil Survey include the Beltsville, Aura, and Ochlockonee series. The Beltsville and Aura soils both have a K factor of 0.43, causing concern for high erosion potential. The Beltsville soils tend to have perched water tables and impeded drainage.

■In addition, these properties are not located in an identified noise corridor. There are small pockets of steep slopes located on all of these properties. The sewer and water service categories are S-3 and W-3 respectively. According to information obtained from the Maryland Department of Natural Resources, Natural Heritage Program, there are no rare, threatened or endangered species found to occur in the vicinity. There are no scenic or historic roads adjacent to the subject parcels.

■The 8.76-acre and 4.53-acre properties are subject to the conditions approved with TCPI/22/98. TCPI/22/98 was approved in conjunction with Preliminary Plan 4-98039 and remains valid. No other significant environmental impacts have been identified or associated with the site.■

F. Conclusion:

The 1990 Master Plan for Subregion I recommends residential development at low-suburban (1.6-2.6 dwelling units per acre) density for the residentially-zoned portion of the subject property. The applicant proposes a place of worship and single-family detached dwellings in the City of Laurel's R-55 Zone. This zone permits residential development at a slightly higher density (5.6 du/acre). Comparable office and commercial development is permitted in the City of Laurel's V-A-C Zone.

This proposal generally conforms with the land use recommendations of the Subregion I Master Plan. However, the proposed density for the single-family component is twice that recommended by the county master plan and three times higher than permitted by the existing county zoning. In addition, there is concern about the potential traffic impact associated with the increase in single-family density.

Therefore, if the proposed rezoning is approved, it should be conditioned to ensure the adequacy of transportation facilities prior to the issuance of building permits.