



CITY OF LAUREL, MARYLAND

ORDINANCE NO. 2004

MIXED USE TRANSPORTATION ORIENTED DEVELOPMENT

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF LAUREL, MARYLAND TO APPROVE MIXED USE TRANSPORTATION ORIENTED DEVELOPMENT TO DEVELOP A 302- RESIDENTIAL UNITS CORRIDOR CENTER COMMUNITY AT THE PROPERTIES KNOWN AS 6820, 6900, 6902, & 6920 CONTEE ROAD AND 15203 PIRATE LANE, LAUREL, MD 20707 SUBMITTED BY PULTE HOME COMPANY LLC; AND PROVIDING AN EFFECTIVE DATE.

Sponsored by the President at the request of the Administration.

WHEREAS, on July 14, 2016, pursuant to Charter Annexation Resolution No. 1873, First 2002 Annexation, 6820, 6900, 6902, & 6920 and 15203 Pirate Lane, Laurel, MD 20707 (hereinafter referred to as the "Property") were annexed into the City of Laurel; and

WHEREAS, the Mayor and City Council placed the subject property within the M-X-T zone for consistency with the duly adopted Master Plan; and

WHEREAS, on October 20, 2022, M-X-T Concept Site Plan, a Statement of Justification, and Conceptual Plan were submitted to the City, requesting concept approval to develop a 302-residential unit community on 28.24 acres of the Property; and

WHEREAS, the Applicant has requested that the Planning Commission recommend approval of the proposed concept plan and that the Mayor and City Council approve the concept plan for the Property; and

WHEREAS, a letter advising of the application and requesting comments was sent to the Maryland-National Capital Park & Planning Commission; the Prince George's County Public Schools, Department of Capital Programs; the Maryland State Highway Administration; the Washington Suburban Sanitary Commission; the Prince George's County Health Department; the Prince George's County Department of Permitting, Inspections, and Enforcement; Baltimore Gas and Electric Company; Prince George's County Office of the Clerk of Council; Prince George's County Council, District 1 Member; and Verizon, comments from the agencies will be incorporated into the technical staff report; and

WHEREAS, letters advising of the public hearing before the City of Laurel Planning Commission and the public hearing before the Mayor and City Council were sent to all contiguous property owners by certified mail; and

WHEREAS, a sign was posted on the Subject Property, advising the public of the public hearings of the Mayor and City Council, as well as the public hearing of the City of Laurel Planning Commission; and

WHEREAS, a Notice of Public Hearing of the Mayor and City Council will appear in the Prince George's Post, a newspaper of general circulation in Prince George's County and the City of Laurel, on December 22, 2022 and December 29, 2022; and

WHEREAS, the City of Laurel Planning Commission held a public hearing regarding M-X-T Concept Site Plan No. 935 on January 10, 2023, and recommended approval of application, subject to certain conditions.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the Mayor and City Council of Laurel, Maryland that:

The Mayor and City Council accepts the recommendation of the City of Laurel Planning Commission to approve M-X-T Concept Site Plan No. 935 and adopts the findings of fact and conclusions of law in the Technical Staff Report and related department referrals; and

BE IT FURTHER ENACTED AND ORDAINED, by the Mayor and City Council of Laurel, Maryland that:

The Mayor and City Council hereby approve M-X-T Concept Site Plan No. 935 subject to the following conditions to ensure compliance with the City of Laurel Unified Land Development Code:

1. The Applicant shall obtain Preliminary Subdivision Plan Approval from the Planning Commission.
2. The Applicant shall obtain Final Detailed M-X-T Site Plan Approval from the Planning Commission.
3. The Applicant shall obtain Final Record Plat Approval from the Planning Commission.
4. The Applicant shall obtain Forest Conservation Plan Approval from the Planning Commission.
6. The Applicant shall comply with all applicable local, state and federal laws and regulations in the development of the Property.

AND, BE IT FURTHER ENACTED AND ORDAINED, that this Ordinance shall take effect on the date of its passage.

PASSED this 23rd day of January, 2023

ATTEST:



SARA A. GREEN, CMC
Clerk to the City Council



BRENCE D. SMITH
President of the City Council

APPROVED this 23rd day of January, 2023



CRAIG A. MOE
Mayor