



MAYOR AND CITY COUNCIL OF LAUREL DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

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CITY OF LAUREL PLANNING COMMISSION RESOLUTION NO. 24-08-PC

A RESOLUTION OF THE CITY OF LAUREL PLANNING COMMISSION APPROVING A REQUEST BY STANLEY MARTIN HOMES, LLC TO CONSTRUCT 82 TOWNHOUSE DWELLINGS ON TWO (2) LOTS TOTALING 8.2 ACRES, LOCATED AT 14251 AND 14275 PARK CENTER DRIVE, LAUREL, MD 20707;

WHEREAS, on July 3, 2024, Stanley Martin Homes, LLC (the applicant) filed a Subdivision Plan application, to construct 82 townhouse dwellings on two (2) lots for a total of 8.2 acres located at 14251 and 14275 Park Center Drive, Laurel, MD 20707; and

WHEREAS, on July 16, 2024 a letter advising of the public hearing on the application before the Planning Commission and requesting comments regarding the application was sent to the Maryland State Highway Administration (SHA), Washington Suburban Sanitary Commission (WSSC), Prince George's County Health Department, Maryland Office of Planning, Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), Baltimore Gas and Electric, Verizon, Maryland-National Park and Planning Commission (MNPPC), Prince George's County Public Schools Department of Capital Programs. Prince George's Health Department, Maryland State Highway Administration, and WSSC were the only ones from whom the City received a response; and

WHEREAS, on July 16, 2024, a letter advising of the public hearing on the application before the Planning Commission and requesting comments was sent to the City of Laurel Fire Marshal and Permit Services, City of Laurel Police Chief, City of Laurel Department of Public Works, City of Laurel Volunteer Fire Department, and City of Laurel Department of Parks and Recreation. Responses were received from all departments except the City of Laurel Volunteer Fire Department; and

WHEREAS, on August 27, 2024, a letter explaining the nature of the application and advising of the scheduled public hearings before the City of Laurel Planning Commission was sent by mail to all contiguous property owners by first class mail; and

WHEREAS an affidavit was signed by the applicant attesting that a zoning sign was posted on the subject property and it has remained and will remain on the subject property until a decision is reached by the City of Laurel Planning Commission; and

WHEREAS, a hearing was held on September 10, 2024, by the City of Laurel Planning Commission, at which time public testimony was heard; and

WHEREAS, in consideration of the evidence presented at a public hearing on September 10, 2024, regarding a Subdivision Plan application for 14251 & 14275 Park Center Drive, Laurel, MD 20707, the Planning Commission finds

FINDINGS OF FACT & ANALYSIS:

The applicant is seeking approval to construct 82 townhomes on two (2) currently vacant lots that total 8.2 acres. The lots are located in the C-VAC (Commercial-Village Activity Center) zone and are surrounded by the PUD-E (Planned Unit Development—Existing) zone to the north and east. The Unified Land Development Code (ULDC) states that dwellings which require special exception approval are subject to the regulations of the adjacent residential zone, however, the applicant states that the regulations of the PUD-E (Planned Unit Development-Existing) zone do not apply to their proposal, since the proposed townhomes are not part of the original development plans of the PUD-E zone and since that zone consists solely of single-family units. The site received Special Exception approval in September 2023.

The applicant has drafted their own set of yard and lot coverage regulations, as shown in the table on page 4 of the staff report. Some of the proposed regulations, such as minimum lot widths ranging from 16-21 ft, minimum front yard depths ranging from 10-18 ft, minimum rear yard depths ranging from 18-20 ft, and a 1,200 square foot minimum net lot area per dwelling unit are unique only to this application and are not found in the Schedule of Area, Yard, and Height regulations for Residential Uses in the ULDC.

For affordable housing, the applicant is proposing to have up to six (6) dwellings, or approximately 7% of the total proposed units, dedicated for workforce housing, moderate income housing, or age restricted housing.

For parking, the applicant proposes having at least three (3) spaces per unit, which comply with the parking requirements found in the ULDC. These spaces will be provided through a combination of garage spaces, driveway spaces, and off-street parking lots. The applicant will also be required to provide one Level 2 EV charging outlet per dwelling unit.

For green space, the applicant is proposing two areas on the property as dedicated open space, for a total of approximately 23,800 square feet.

RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Subdivision Plan with the following conditions:

1. The Applicant shall obtain Final Site and Landscape approval from the Planning Commission.
2. The Applicant shall obtain Final Record Plat approval from the Planning Commission.

3. The Applicant shall comply with all federal, state, and local laws and regulations for protection of the use of the property.

AND BE IT FURTHER RESOLVED, that this Resolution shall take effect from the date of its passage.

PASSED this 10th day of September 2024.

APPROVED:

Brooke Quillen
Secretary
City of Laurel Planning Commission

Mitzi Betman
Chairwoman
City of Laurel Planning Commission