



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

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August 13, 2025

AGENDA ITEM NO. 6

TECHNICAL STAFF REPORT

TO: City of Laurel Planning Commission

FROM: Monta Burrough, Deputy Director

CASE: Final Detailed M-X-T Site Plan Application No. 976
6920 Contee Road
Laurel, MD 20707

GENERAL INFORMATION

APPLICANT: Pulte Homes Company, LLC
9302 Lee Highway
Fair Fax, Maryland 22031

OWNER: Corridor Center, LLC
14401 Sweitzer Lane
Laurel, Maryland 20707

LOCATION: 6820, 6900, 6902, 6920 Contee Road & 15203 Pirate Lane
Laurel, MD 20707

ZONE: M-X-T (Mixed Use Transportation Oriented)

REQUESTED ACTION: Final Detailed M-X-T Site and Landscape approval to construct residential dwellings.

RECENT ACTIONS: Annexation approval, Charter Resolution NO.1873
M-X-T- rezoned destination approved, Ordinance NO. 1873
M-X-T Concept Plan Approved, Ordinance NO. 2004
M-X-T Subdivision Preliminary Site Plan Approved, Resolution NO. 24-03-PC
Forest Conservation Plan Approved, September 10, 2024

BACKGROUND INFORMATION:

The applicant (Pulte Home Company, LLC) is seeking Final Site and Landscape Plan approval to construct two hundred ninety-three (293) residential units. The subject property is located on Contee Road and adjacent to Pirate Land and Interstate Highway 95. The property was annexed into the City in 2004 as R-55 (One Family Detached). The property is zoned M-X-T (Mixed Use Transportation Oriented) and totals 28.24+ acres.

THE PROPERTY IS SURROUNDED BY THE FOLLOWING ZONING CLASSIFICATIONS:

- NORTH: Route W 198 / Old Sandy Spring Road
- EAST: Interstate Highway 95
- SOUTH: C-VAC (Commercial Village Activity Center), PUD-E (Planned Unit Development—Existing)
- WEST: Located Outside the City Limits

DEPARTMENT/AGENCY RESPONSES:

The following Departments and Agencies were notified of the application and comments were requested. Any responses received are written in the chart below.

Department or Agency	Comments Received
City of Laurel Department of Public Works	The Applicant has addressed all concerns from the department pertaining to lighting plan, turning radius and pedestrian safety. The Applicant will submit lighting plan for approval and a pre-construction meeting will be held.
City of Laurel Police Department	No issue with the proposal. (8.26.25)
City of Laurel Department of Parks and Recreation	The Applicant has met with the Department to discuss concerns and in addition to on-site amenities that will be provided, the Applicant will pay a fee in lieu of \$200,000 to the City of Laurel.
City of Laurel Department of the Fire Marshal and Permit Services	No issue with the proposal. (8.26.25)
City of Laurel Department of Emergency Management	Comments below (8.21.25)
City of Laurel Volunteer Fire Department	No comments received.
Washington Suburban Sanitary Commission (WSSC)	No comments received.
Prince George's County Health Department	No comments received.

Maryland State Highway Administration (SHA)	No comments received.
Maryland Department of Planning	No comments received.
Maryland-National Capital Park and Planning Commission (M-NCPPC)	No comments received.
Prince George's County Department of Permitting, Inspections & Enforcement (DPIE)	No comments received.
Prince George's County Public Schools Department of Capital Programs	No comments received.
Baltimore Gas and Electric (BGE)	No comments received.
Verizon	No comments received.

Below is an overhead view of the property.





COMMENTS FROM DEPARTMENT OF EMERGENCY MANAGEMENT 8.21.2025

The Emergency Services Commission has reviewed the documents, and feedback was provided by one Commissioner. Below is the response received on Monday, August 21, 2025:

Statement of Justification In Support of M-X-T final Site Plan and Landscape Plan
Pulte Home Company, LLC/Applicant Corridor Center

Pillars for Economic and Community Growth:

The Pulte Home Company represents a potential opportunity to create sustainable housing options and economic growth. It offers affordable housing, as well as creates potential community and economic development.

Based on the Plan, most of the conditions are contingent upon final approval from the Final Site and Landscape Plans, Preliminary Subdivision Plan, and compliance with established County and City laws.

B. Infrastructure:

One of the key areas of interest is how the new development will impact traffic patterns. Pages 11 and 12 of the document outlined how the plan will accommodate EMS and trash services, and road configurations would be compliant with County and City laws.

The plan is in alignment with Laurel's changing ecosystem, and illustrates sustainable community, housing, and economic expansion.

ANALYSIS:

The Applicant Pulte Home Company, LLC proposes a total of 293 residential units within Corridor Center. The Applicant purposed to construct – 148 stacked town home condominium units (Two-Family), 13 active adult villa homes (30' x 70'), and 132 single family attached townhomes inclusive of the 12 live/work units.

The units will be 24', 22', and 16' in width x 40' – 50' depth. The project will allocate several homes for sale as “affordable” and “workforce”. A component of the proposed Corridor Center development will be 12 live/work single family attached units which will be located directly along the primary access route into the community from Contee Road. The first floor of the live/work will be open to the public and they will include various service and retail uses.

The live/work units will be three stories plus a habitable attic with rear garage access and outdoor living on both the second and habitable attic.

The Pulte aim is to service a variety of housing needs to the City (all for sale no rental):

- First Time Buyer
- Move Up Townhome Buyer
- Active Adult Villas with 1st Floor Master – **13** Villas
- Work Force Housing – **10** Townhomes ((16' for-sale towns) **5** @ \$246K & **5** @ \$333K)
- Moderate Income* - **10** Stacked Condominiums ((for-sale LL units) **5** @ \$145K & **5** @ \$175K)

A significant component of the proposed Corridor Center development will be 12 live/work single family attached units which will be located directly along the primary access route into the community from Contee Road. The live/work units will be three stories with a habitable attic and with rear garage access and outdoor living on both the second level and habitable attic level. The first floor of these units will be exclusively allocated to workspace.

The live/work units will provide opportunities for homeowners to utilize the first floor of their home for their business. These live/work units will have their own access doors and contain approximately 623 sq. ft. of space on the first floor. It is anticipated that the units will be extremely attractive for professional offices. This concept has become more and more popular as homeowners seek the opportunity to conduct their business from within their homes.

The Applicant understands that the work portion of the live/work units must be exclusively and permanently dedicated to non-residential use. At Corridor Center, the following uses will be designated as permitted commercial uses in live/work units:

- Art Studio/Gallery
- Dentist
- Doctor
- Psychologist
- Therapist
- Lawyers

- Financial Advisor/Wealth Management
- Architects/Planners/Civil Engineer Accountant
- Tailor/Dress Maker
- Personal Service Establishment
- Educational Tutor Service
- Home Business or Professional Offices

Additionally, all applicants requesting approval of either a Conceptual Site Plan or a Final Site Plan must demonstrate conformance to the provisions of Section 20-12.5(d). That section provides as follows:

1) The proposed development is in conformance with the purposes and other provisions of this section;

The Conceptual Site Plan and Preliminary Subdivision Plan for Corridor Center have been discussed previously. The Final Site Plan complies in all respects with the proposed location for residential uses of varying types as well as the internal road network. In addition, the Final Site Plan conforms with all the approvals relative to the location of recreational amenities and the nature and scope of those amenities. It should also be noted that all of the requirements of the M-X-T Zone relating to the approval of a Conceptual Site Plan have been made previously at the time of approval of the Conceptual Site Plan. During that approval process, positive findings were made with regard to all other requirements and provisions relating to development of the M-X-T Zone. Given the fact that this Site Plan is in conformance with the Conceptual Site Plan as well as the Preliminary Subdivision Plan, the Applicant submits that this application is in conformance with all purposes and provisions of the City of Laurel's M-X-T Zone.

2) The proposed development has an outward orientation which either is physically and visually integrated with existing adjacent development or catalyzes adjacent community improvement and rejuvenation;

As can be seen from a review of the Conceptual Site Plan as well as this Final Site Plan, Corridor Center has an outward orientation toward Contee Road. This is true notwithstanding the fact that the bulk of the Corridor Center Property's frontage touches the off ramp onto MD 198 and a portion of the mainline of that major roadway as well. Providing access onto Contee Road and not proposing access through Pirate Lane, ensures an overall outward orientation of the project. Further, Contee Road along the Corridor Center frontage, as well as areas off site, will be improved by the Applicant, thus adding to the major improvements which the County has made to Contee Road farther south. The orientation being proposed by the Applicant ensures this project will blend harmoniously into the larger neighborhood which is also characterized by single family attached communities. In sum, the proposed Corridor Center development will be oriented so as to be visually and physically integrated with both existing and proposed development in the area.

3) The proposed development is compatible with existing and proposed development in the vicinity;

As has been described above, all of the west, northwest and northern portions of the Corridor Center project abut the I-95 off ramp to MD 198E as well as a small portion of MD 198. A copy of a map depicting these transportation corridors is marked Exhibit "D" and attached hereto. The Corridor Center project will be oriented to other development which has occurred both south and east of the project. These surrounding uses are for the most part residential in nature. In the southwest quadrant of MD 198 and Van Dusen Road is the South Arbory townhouse development. Immediately abutting South Arbory is a local park containing tennis courts and basketball courts known as DunihoNigh Community Park. Farther to the south and also abutting Van Dusen Road is the Laurel Lakes community consisting of attached one story units accessed from Laurel Lakes Lane. Proceeding north/northwest along Cherry Lane are more residential communities including the Cherry Woods townhomes located on the north side of Cherry Lane. Immediately south of that residential community is the Laurel Volunteer Fire Department situated on the north side of Cherry Lane. Immediately south of that residential community is the Laurel Volunteer Fire Department situated on the south side of Cherry Lane. Continuing west/northwest on Cherry Lane is the Crescent Cherry Lane townhouse and single-family detached development. North of this large community is the First Baptist Church of Laurel and the Christian Academy of Laurel. Directly across Cherry Lane from the Crescent community is the Villages of Wellington, the Church of Christ and Grace Baptist Church. Cherry Lane proceeds to the northwest to the intersection with Contee Road. As can be seen from a review of the exhibits attached to this application as well as the description hereinabove, virtually all of the uses in the vicinity of the Corridor Center project are residential in nature and most of these include attached residential uses. Therefore, this project will in fact be compatible with existing the proposed development in the vicinity.

4) The mix of uses, and the arrangement and design of buildings and other improvements, reflect a cohesive development capable of sustaining an independent environment of continuing quality and stability;

Corridor Center is being developed as a first-class mixed-use project which includes varying types of residential uses as well as a small commercial component embedded within a live/work unit. The design and construction of all buildings and features on the Property will reflect best practices allowing for an independent environment of continuing quality and stability. The arrangement of the uses will allow for each use to function well together while at the same time providing compatibility with surrounding developments. Elevations of the proposed residential buildings have been filed with this Application. As has been noted above, the architecture reflects high quality construction and will incorporate an aesthetically appealing design. In short, the entire community will be a positive addition to the residential communities forming a major part of the City of Laurel.

5) If the development is staged, each building phase is designed as a self-sufficient entity, while allowing for effective integration of subsequent phases;

The Corridor Center satisfies this criterion. A phasing plan was filed with the Conceptual Site Plan. Notwithstanding, all uses within the Corridor Center project will be developed and constructed generally in a single phase. Corridor Center will be a compelling and successful project. The fact that a number of different

residential housing offerings will be offered is a positive aspect of the project and will add to the project's overall success.

- 6) **The pedestrian system is convenient and is comprehensively designed to encourage pedestrian activity within the development;**

While all internal streets are private, sidewalks are proposed along all of those streets to provide for convenient and safe circulation. Crosswalks will be provided at intersections. The existence of this comprehensive pedestrian system will allow all residents within Corridor Center to access the clubhouse and recreational facilities located around the clubhouse in order to enjoy the substantial amenities being proposed for residents. In addition to sidewalks and crosswalks, directional signage will facilitate easy and safe pedestrian access and connectivity.

- 7) **On the detailed site plan, in areas of the development which are to be used for pedestrian activities or as gathering places for people, adequate attention had been paid to human scale, high quality urban design, and other amenities, such as the types and textures of materials, landscaping and screening, street furniture, and lighting (natural and artificial); and**

Road A provides access into the community from Contee Road. That roadway proceeds in a northerly direction. Immediately upon entering the community, there is a large open space area to the left (west). This will be the site of a community center which will include a fitness center, a community swimming pool and a playground with outdoor seating space. In addition, and as noted earlier, pedestrian access within the community will be provided via five-foot wide concrete sidewalks along private streets. Crosswalks at pedestrian intersections and crossing areas will also be provided. Finally, a trail system is proposed along the western perimeter of the site to encourage further pedestrian gathering and exercise.

- 8) **On a conceptual site plan for property placed in the M-X-T Zone by a Sectional Map Amendment (SMA), transportation facilities that are existing; that are under construction; or for which one hundred (100) percent of construction funds are allocated within the adopted County Capital Improvement (CIP) Program, or the current State Consolidated Transportation Proposed Development.**

The finding by the Council of adequate transportation facilities at the time of conceptual site plan approval shall not prevent the Planning Board from amending this finding during its review of subdivision plats.

This provision was addressed during the review and approval of the Conceptual Site Plan. In any event, roadway construction and improvements will occur as a result of a condition attached to the Preliminary Subdivision Plan approval. Suffice it to say that all transportation facilities will be adequate to address and accommodate any traffic generated by the Corridor Center development.

RECOMMENDATION:

Staff recommend that the City of Laurel Planning Commission **RECOMMEND APPROVAL** of 6920 Contee Road Final M-X-T Site and Landscape Plan, with the following conditions:

- 1) Prior to the issuance of any building or grading permit, the Applicant shall obtain Final Record Plat approval from the Planning Commission.
- 2) The Applicant shall comply with all conditions of the approved Final Site and Landscape.
- 3) On the final (record) plat, all of the proposed streets and roadways within the subdivision shall be shown to be private, and a note on this plan shall state that all streets, sidewalks, curb & gutter, trees, and all structures within the subdivision shall be maintained by the Homeowners Association for this subdivision.
- 4) The Applicant shall pay the current per lot Prince George's County School Facilities Surcharge, Prince George's County Public Safety Surcharge, and City of Laurel Public Safety Fee prior to the issuance of the first building permit.
- 5) The Applicant shall submit approved Sediment Erosion Control Plans ("green stamped") from Prince George's County Soil Conservation District prior to issuance of a City of Laurel Grading permit.
- 6) The Applicant shall receive Storm Water Management Technical Plan Approval from Prince George's County, prior to the issuance of City of Laurel Site Work Permit.
- 7) The Applicant shall receive water and sewer Technical Plan Approval from Washington Suburban Sanitary Commission (WSSC), prior to the issuance of City of Laurel Site Work Permit.
- 8) The Applicant shall submit an addressing plan depicting street name, each lot with unit numbers for review and approval by the City of Laurel prior to issuance of building permits.
- 9) The Applicant shall conduct a pre-construction meeting with City staff prior to start of grading of the site.
- 10) The Applicant shall submit a utility plan to the City to be included as part of the record.
- 11) All private streets and alleys shall be constructed with sufficient pavement to allow City trucks to drive upon them for refuse and recycle collection as well as snow removal. The pavement section for the area shall follow the County's standard 100.07.
- 12) The Applicant shall pay the City a Fee in lieu of \$200, 0000 prior to the issuance of the first building permit.
- 13) Prior to the issuance of the first use and occupancy permit, the Applicant shall have upgraded Contee Road along the property frontage, consistent with approved plans, to the satisfaction of the Department of Public Works.

- 14) The Applicant shall construct the required 12 affordable for sale units and submit the required documentation to the City of Laurel for final approval.
- 15) All construction shall conform to the approved final site and landscape plan approved by the City of Laurel Planning Commission.
- 16) The Applicant shall comply with all federal, state, and local laws and regulations for protection of the use of the property.

ATTACHMENTS:

1. Site Plan.
2. Final Site and Landscape Plan.

REVIEWED BY:

Christian L. Pulley

Christian L. Pulley, CPM, City Administrator