



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

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RESOLUTION NO. 25-07-PC FINAL M-X-T SITE AND LANDSCAPE PLAN APPROVAL

WHEREAS, on June 3, 2025, Pulte Home LLC (Applicant), 9302 Lee Highway, Fairfax, Virginia, 22031, submitted a Final Site and Landscape Plan M-X-T Plan Application NO. 976 proposes to a total of 293 residential units to be constructed on property known as Corridor Center located at 6820, 6900, 6902, 6920 Contee Road, Laurel, MD 20707; and

WHEREAS, the Mayor and City Council created a Mixed-Use Transportation Zone (M-X-T) which functions as an overlay to facilitate the orderly development of land located near major intersections and transit facilities and promote the mixed-use development of land; and

WHEREAS, this particular zoning is specifically identified for the subject property within the duly adopted Master Plan of the City of Laurel, as adopted by the Mayor and City Council of Laurel in July 25, 2016; 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 September 9, 2025, the Planning Commission meeting in regular session heard the M-X-T Final Site and Landscape Plan application No. 976 for the proposed development and approved the application; and

WHEREAS, in consideration of evidence presented at a public hearing on September 9, 2025, regarding a Subdivision Preliminary Plan M-X-T Site Plan Application Number 976 for the proposed development, the Planning Commission finds:

FINDINGS OF FACT AND ANALYSIS

The Applicant Pulte Home Company, LLC proposes a total of 293 residential units within Corridor Center. The Applicant proposes 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, which provide the mixed-use component of this zone.

The units will be 24', 22', and 16' in width x 40' – 50' depth. The project will allocate 20 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 (during normal business hours) and they will include various services 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** at **\$246,000** & **5** at **\$333,000**
- Moderate Income* - **10** Stacked Condominiums (for-sale LL units) **5** at **\$145,000** & **5** at **\$175,000**

Per the Applicant's Statement of Justification there will be a five (5%) increase on unsold affordable homes each year.

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 increasingly 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 towards 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 main line 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 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 developments 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.

Staff recommend that the City of Laurel Planning Commission **APPROVES** The 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, street trees and all trees within the HOA recreational areas, shall be maintained by the Homeowners Association for the subdivision. All maintained structures owned by the HOA within the subdivision shall be noted on the final record plat.
- 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 issuance of the building permit for each lot.
- 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 the first City of Laurel Building 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, 000 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 City plans and approvals reasonable satisfaction of the applicable governmental agency.
- 14) The Applicant shall construct the required 20 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.

AND BE IT FURTHER RESOLVED that this Resolution shall take effect upon its passage.

PASSED this 9th day of September 2025.

APPROVED:

Brooke Quillen
Secretary
City of Laurel Planning Commission

Rick Wilson
Chairman
City of Laurel Planning Commission