



REVISED STATEMENT OF JUSTIFICATION

***Janoske Property
Parcels 17 & 19
7222 & 7302 Contee Road***

Neo-Traditional Overlay

January, 2022

Prepared for:
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PROJECT DESCRIPTION

On behalf of our client, Ribera Development, LLC (Applicant), we hereby submit this Statement of Justification in support of the proposed Neo-Traditional Overlay for the Janoske Property. The subject property consists of two parcels (17 & 19) and is located at 7222 & 7302 Contee Road in Laurel, Maryland. Zoned R-T and consisting of 7.45± acres, it currently contains three structures with driveways coming off Contee and Old Contee Roads. The majority of Parcel 17 is cleared, while the majority of Parcel 19 is forested, save for the area around the two structures, their driveways and the pond. A stream with an inline pond bisects the property front to back from Contee Road. The property is bordered by Contee Road to the southwest, an Islamic Community Center to the southeast, and single-family detached development to the northwest and northeast.

DESCRIPTION OF PROPOSED PLAN

The applicant's plan proposes 63 single-family attached townhouses, stormwater management, open space, recreation area with tot lot and a central gathering space/sitting area. The proposed density remains within the range of allowable dwelling units under the current R-T zone. The applicant is however requesting consideration of the Neo-Traditional Overlay, in order to modify existing development standards of the zone, therefore creating a more desirable, pedestrian-friendly community. Emulating certain aspects of traditional towns and neighborhoods, the plan proposes reduced front lawns, the majority of the parking provided out of sight in rear alleys, tree-lined streets, traditional town/row houses with specific architectural details emulating their historic counterparts, white picket fencing, comprehensive lighting, enhanced landscaping and a complete sidewalk system connecting all areas, including public spaces and recreational amenities.

CONFORMANCE TO CITY OF LAUREL LAND DEVELOPMENT CODE

Section 20-6.12(a) Purpose and intent of Neo-Traditional Overlay areas

It shall be the purpose and intent of Neo-Traditional Overlay areas (N-TO) to be an alternative form of development designed to:

- (1) Create additional development opportunities for creativity and siting of neighborhood design, which emulates certain aspects of traditional towns and neighborhoods by a site and landscape development plan reviewed and approved similarly to the process of a map amendment.*

The applicant's request for modifications to the City's lot regulations as part of the Neo-traditional Overlay approval will result in a more compact and tightknit community, emulating the walkable and interconnected aspects of traditional towns and neighborhoods. Enhanced elements of architecture, landscaping, recreational amenities and unifying details such as signage, lighting and fencing will only further this endeavor.

- (2) *Enhance present and future neighborhoods within the City of Laurel, and to allow the provision of various housing opportunities, which are typified by reduced front lawns with the majority of parking provided for out of sight in rear alleys and service areas.*

The applicant's request includes the modification/reduction of the front yard setback, achieving yet another neo-traditional feature and thus adding to the overall community feel. In addition, with the vast majority of the proposed townhouse products being rear-loaded, the vast majority of the parking will be behind the buildings. This results in most of the parking being out of sight externally from the public along Contee Road and internally from the main vehicular and pedestrian circulation routes within the community.

- (3) *Creates residential environments typified by tree-lined streets, houses with front porches, and traditional town/row houses with specific architectural details emulating their historic counterparts.*

Tree-lined streets and traditional townhomes with specific architectural details emulating their historic counterparts are proposed with the applicant's development package.

- (4) *Fences and walls shall be included in a comprehensive design plan, as well as signs, directional signs, and lighting fixtures proposed in conjunction with the proposal.*

The applicant's proposal for the Neo-traditional Overlay includes 3' high white picket fencing for the townhouse lots along the Contee/Old Contee Road frontage. In addition, a comprehensive lighting and signage package is proposed to unify the development and promote connectivity internally within the proposed community as well as externally to the existing one surrounding it.

- (5) *Allow for increased, consolidated, or comprehensively designed plans for neo-traditional proposals, which shall provide for the various design aspects of dwellings and amenities planned for the development.*

The applicant's request for the modification of the City's

development standards will result in a more compact and tightknit community, emulating the walkable and interconnected aspects of traditional towns and neighborhoods. This in turn allows for enhanced passive and active recreational amenity areas, landscaping, signage, lighting and fencing.

- (6) *Circulation through a neo-traditional development shall include a complete sidewalk system, which connects all aspects of the proposed area, including access to public spaces and recreational amenities.*

A complete sidewalk system is proposed throughout the entire proposed development, thereby unifying the entire community and promoting pedestrian circulation and interactions. Included within this system are active and passive recreational amenity areas which further reinforce this endeavor.

- (7) *The conditions and restrictions of such an overlay are considered an optional form of development, which is in addition to the land uses and restrictions contained within the base zoning of the R-55 Zoning and R-T Zoning Districts.*

Acknowledged, all other land uses and restrictions outside of those requested with the Neo-traditional Overlay remain in effect.

- (8) *Acknowledge that the development and approval of any Neo-Traditional Overlay Zone is unique and specific to a unique parcel or groups of parcels that is conditioned upon meeting the objectives and specific goals of using such an overlay option.*

Acknowledged, those modifications to the City's development standards granted as part of the Neo-traditional Overlay approval shall solely apply to the Janoske Property.

- (9) *Increase the attractiveness of the City for the potential of the development, stabilization, and improvement of its neighborhoods by increasing home ownership opportunities.*

Granting the Neo-traditional Overlay to the Janoske Property will result in a superior residential development than that which would have been allowed under the current base zone development standards. This will in turn increase the attractiveness of the City of Laurel for potential homebuyers and therefore increase home ownership opportunities.

- (10) *The Mayor and City Council is not obligated to approve a Neo-Traditional Overlay if it concludes that the proposal does not meet with the purpose and intent of these regulations. Approvals of an overlay does not usurp or diminish the jurisdiction of the City's Historic District Commission if the overlay is located*

within a Historic District. Uses provided for within the City's R-55 and R-T zoning categories, other than residential uses, are not permitted within a Neo-Traditional Overlay.

Acknowledged.

- (11) *Setbacks, of any type, will not be waived, modified, or amended unless alternate methods will provide equal or superior protection to surrounding uses or additional amenities will be provided in accordance with subsection (c) below that justify such waiver, modification or amendment.*

Acknowledged. The applicant's request for modifications to the City's lot regulations will result in a more compact and tightknit community, thereby allowing for enhanced perimeter landscape buffers utilizing existing mature vegetation, for superior visual and physical protection of the surrounding uses. In addition, enhanced passive and active recreational amenities will be provided.

- (12) *To conclude that the use of this overlay option does not diminish, modify, or in any way alter the applicant's right to development their property using the conventional base zone affixed to the property.*

Acknowledged.

- (13) *Neo-Traditional Overlay areas may be included for consideration within or an element of certain revitalization overlay areas, such as the RO-4, Revitalization Overlay for existing multifamily and attached housing areas, and the RO-6, the Patient River revitalization and M-X-T—Mixed Use—Transportation Oriented zone option.*

Acknowledged.

Section 20-6.12(c) Development standards for all neo-traditional overlay areas

- (1) *The provisions of additional amenities which are deemed to exceed conventional development requirements shall be provided and may include, but not be limited to, the dedication of open space and the dedication and/or construction of tot lots, athletic fields or recreational facilities and associated parking and the modification of certain development standards shall be based on the conclusion of the Mayor and City Council that the proposed development sufficiently meets the purpose and intent of the Neo-Traditional Overlay. The following elements contained within R-55 or R-T Zoning District development regulations may be considered for modification:*

The applicant's plan proposes the dedication of open space surrounding and bisecting the townhouse development, preserving existing environmental features and mature forest. In addition, an enhanced amenity area with tot lot and enhanced green space with sitting area are proposed.

-Building height.

The proposed architecture will meet the current maximum height of 3 stories.

-More density is possible if this option is proposed in conjunction within or an element of revitalization overlay area where the base density of properties is higher than the R-55 Zone.

The Applicant does not propose to exceed the current R-T zone permitted density.

Lot size and coverage or other area regulations.

The Applicant does propose to modify the minimum net lot area, lot width, net lot green area, front, side & rear yard dimensions and maximum net lot coverage.

Landscaping, tree preservation, or preservation of natural area.

The plan proposes enhanced landscaping and to preserve existing environmental features and forest throughout the development.

Screening, fencing, berms, or other features intended for noise attenuation or visual impact.

The plan proposes the required 20' perimeter landscape edge to visually buffer the development from the existing adjoining properties. In addition, a 5' wall with landscaping is proposed to visually screen the rear alley between Lots 15 & 16 from Contee Road.

Traffic circulations, traffic generation, site design, refuse disposal areas and utility structures.

The traffic generated from the proposed development has been analyzed and will not adversely impact the surrounding area.

Adequate public facilities.

Impacts related to adequate public facilities have been analyzed and determined not to adversely affect existing public services, operations and/or facilities.

Waivers or modifications cannot be granted for street and alley widths, as currently provided for in this chapter for reasons of public safety, and access of public services

Acknowledged.

(2) *The provision of amenities and other factors which are deemed to exceed conventional development may include, but not be limited to the following:*

Architectural design and details or proposed buildings and parking structures.

The proposed exterior townhouse architecture includes historical details and elements.

Building materials.

The building materials used for the proposed exterior townhouse architecture will be of exceptional quality.

Innovative designs for mixed residential complexes.

The proposed development will only contain single family attached residential dwelling units, but there will be a mix of front and rear-loaded products.

Under grounding of utilities on site and in the adjacent public right-of-way.

All utilities are proposed to be under ground on site or in the adjacent public right-of-way.

Public or scenic spaces, including plazas, fountains or water features and public sculpture or murals, including neighborhood parks and the siting of building oriented to these features.

An enhanced amenity area with tot lot and enhanced green space with sitting area are proposed within the development.

*Upscale attached or detached housing.
The proposed townhouses will be upscale and of exceptional design and appearance.*

Provision for transit facilities, such as bus shelters which are designed to be integrated with neighborhood amenities.

The neighborhood will connect to the nearest bus stop, located at the corner of Contee Road & Belle Chasse Boulevard, via a sidewalk connection from the development to Contee Road.

Enhanced landscaping features which promote the intent of neo-traditional development

Enhanced landscaping features will be implemented in order to promote the intent, appearance & feel of neo-traditional development.

CONCLUSION

Granting the Neo-Traditional Overlay for the Janoske Property will allow for an alternative form of development design, resulting in a community that emulates certain aspects of traditional towns and neighborhoods. On a more detailed level, allowing for the modification of R-T zone development standards will create a more compact and intimate environment aspired to in neo-traditional developments. The Community will be able to possess the look, feel and charm of historic towns & neighborhoods.

Thank you in advance for your consideration of this request. If you need any additional information, or if I can be of any further assistance, please do not hesitate to contact me.

Sincerely,



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