



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

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January 12, 2022

**AGENDA ITEM NO. 3**

**TECHNICAL STAFF REPORT**

**TO:** City of Laurel Planning Commission

**FROM:** Robert Love, Director

**CASE:** Neo Traditional Overlay Concept Plan No. 924, Ordinance No. 1993  
7222 & 7302 Contee Road  
Laurel, MD 20707

**GENERAL INFORMATION**

**APPLICANT:** Ribera Development LLC  
8684 Veterans Highway, Suite 203  
Millersville, MD 21108

**OWNER:** Gary and Cecilia Janoske  
5012 Morning Star Drive  
Dayton, MD 21036

**LOCATION:** 7222 & 7302 Contee Road  
Laurel, MD 20707

**ZONE:** R-T (Townhouse)

**REQUESTED ACTION:** Neo Traditional Overlay Concept Plan to develop a 63-unit townhouse community.

**PREVIOUS ACTION:** **June 16, 2014:** Charter Annexation Resolution No. 163 approved.  
**July 12, 2021:** Map Amendment No. 914 (Ordinance 1973) approved.

**BACKGROUND INFORMATION:**

The Applicant is seeking a Neo Traditional Overlay Concept Plan approval to develop a 63-unit townhouse community. There is currently one single family home on 7222 Contee Rd. property as well as one single family home on the 7302 Contee Rd. property. The property in July 2021 rezoned from R-5 to R-T. The subject properties were annexed into the city in 2014.

**THE PROPERTY IS SURROUNDED BY THE FOLLOWING ZONING CLASSIFICATIONS:**

- NORTH: R-5, One Family Detached; PUD-E, Planned Unit Development Existing
- EAST: R-5, One Family Detached; R-55, One-Family Detached
- SOUTH: I-G, Industrial General
- WEST: R-55, One-Family Detached; M-X-T, Mixed Use Transportation Oriented

**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.

| <b>Department or Agency</b>                                      | <b>Comments Received</b>                       |
|--|--|
| City of Laurel Department of Public Works                        | <i>See comments below.<br/>(1/14/2022)</i>     |
| City of Laurel Police Chief                                      | <i>No issues with project.<br/>(1/18/2022)</i> |
| City of Laurel Department of Parks and Recreation.               | <i>No issues with project.<br/>(1/11/2022)</i> |
| City of Laurel Building Official and Fire Marshal                | <i>No issues with project.<br/>(1/14/2022)</i> |
| Washington Suburban Sanitary Commission (WSSC)                   | <i>See attached notes.<br/>(1/24/2022)</i>     |
| Prince George's County Health Department                         | <i>See attached notes.<br/>(1/12/2022)</i>     |
| Maryland State Highway Administration (SHA)                      | <i>No issues with project.<br/>(1/10/2022)</i> |
| Maryland-National Capital Park and Planning Commission (M-NCPPC) | <i>No comments received.</i>                   |

|  |                              |
|--|------------------------------|
| Prince George's County<br>Department of Permitting,<br>Inspections & Enforcement       | <i>No comments received.</i> |
| Prince George's County<br>Public Schools<br>Department of Capital<br>Programs          | <i>No comments received.</i> |
| Baltimore Gas and Electric<br>(BGE)  | <i>No comments received.</i> |
| Verizon  | <i>No comments received.</i> |
| Prince George's County<br>Council, District 1 Member<br>(Councilman Thomas<br>Dernoga) | <i>No comments received.</i> |
| Prince George's County<br>Office of the Clerk of the<br>Council                        | <i>No comments received.</i> |

**Department of Public Works Comments:**

- *In the statement of justification, it stated "The traffic generated from the proposed development has been analyzed and will not adversely impact the surrounding area.". This project is fronting Contee Road, a County maintained roadway. Please provide us this traffic analysis for our record and the review approval from the County.*
- *There are several dead ends in this neighborhood. Please note that the City Code Sec. 20-31.2 (d) stated dead-end alleys shall be avoided where possible, but if unavoidable, shall be provided with adequate turn-around facilities at the dead end. This must be addressed later so that our trash/recycle/special pickup trucks, etc. can maneuver in this community safely.*
- *All proposed streetlights shall be LED lights.*
- *It is our understanding that no street parking will be allowed in this entire neighborhood. There are 63 proposed townhouses, other than the driveway and garage for each house, only 7 designed visitor/public parking spaces are provided in this community. Based on our experience, this parking condition will be insufficient in this community. The Applicant should re-evaluate the visitor parking space design in this community.*
- *The Applicant must provide the DPW a plan including dimensions showing all public/private easements and ROWs for the project.*

**ANALYSIS:**

The Applicant is seeking a Neo Traditional Overlay Concept Plan approval to develop a 63-unit townhouse community which will include open space, recreation area with tot lot, central gathering sitting area, and stormwater management. The total amount of land to be rezoned is approximately 7.6882 acres and includes parcels 17 and 19.

The Applicant is 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.

**Modifications**

The applicant is proposing the following modifications to those listed in the ULDC Section 20-6.16:

|                                   | <b>Per Section 20-6.16</b> | <b>Proposed</b> |
|-----------------------------------|----------------------------|-----------------|
| <b>Minimum Net Lot Area</b>       |                            |                 |
| Outer Lots                        | 3,000 sq. ft.              | 1,800 sq. ft.   |
| Inner Lots                        | 2,000 sq. ft.              | 1,500 sq. ft.   |
|                                   |                            |                 |
| <b>Minimum Width of Lots</b>      |                            |                 |
| Outer Lots                        | 30 ft.                     | 27 ft.          |
|                                   |                            |                 |
| <b>Maximum Net Lot Coverage</b>   | 35%                        | 65%             |
|                                   |                            |                 |
| <b>Minimum Net Lot Green Area</b> | 50%                        | 15%             |
|                                   |                            |                 |
| <b>Minimum Yard Dimensions</b>    |                            |                 |
| Front                             | 20 ft.                     | 15 ft.          |
| Side                              | 10 ft.                     | 5 ft.           |
| Rear                              | 20 ft.                     | 18 ft.          |

**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 community, emulating the walkable and interconnected aspects of traditional towns and neighborhoods.

**(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. 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.

**(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 residential development which would not have been allowed under the current base zone development standards. This will in turn increase home ownership opportunities within the City.

**(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 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 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 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 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.

**Below is an overhead of 7222 & 7302 Contee Road**



**RECOMMENDATION:**

Staff recommends that the City of Laurel Planning Commission **RECOMMEND APPROVAL** to the Mayor and City Council for Neo Traditional Overlay Concept Plan No. 924, with the following conditions:

1. The Applicant shall obtain Plat of Consolidation Approval from the City of Laurel Planning Commission.
2. The Applicant shall obtain Forest Conservation Plan Approval from the City of Laurel Planning Commission.
3. The Applicant shall obtain Preliminary Subdivision Plan Approval from the City of Laurel Planning Commission.
4. The Applicant shall conduct a traffic analysis for the proposed development, which shall demonstrate traffic adequacy under appropriate and accepted standards, and which shall be submitted to and approved by the appropriate City Staff prior to Final Neo-Traditional Overlay Plan Approval.
5. The Applicant shall obtain Final Neo-Traditional Overlay Plan Approval from the City of Laurel Planning Commission.

**ATTACHMENTS:**

1. Existing Conditions
2. Proposed Overlay Concept Plan
3. Statement of Justification
4. Landscape and Lighting Concept Plan
5. Traffic and Circulation Plan
6. Prince Georges County Health Department Memo
7. WSSC Memo

**REVIEWED BY:**

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Robert Love, Director